

CITY COUNCIL
RESOLUTION NO. 2017 - ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE
VESTING TENTATIVE SUBDIVISION MAP FOR THE LAKESIDE 6, PHASE 7 & 8 PROJECT
(ASSESSOR'S PARCEL NUMBER 021-562-009)

WHEREAS, Title 17, Chapter 17.04 et seq. of the Lincoln Municipal Code provides for City Council review, upon recommendation of the City's Planning Commission, of all Tentative Maps; and

WHEREAS, on December 21, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-45 forwarding a recommendation of approval to the City Council for the Vesting Tentative Subdivision Map; and

WHEREAS, the Amended Lincoln Aircenter General Development Plan and Development Standards, was approved by the City Council (Resolution No. 2017 - ____); and

WHEREAS, notices describing the proposed Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project were sent to neighboring property owners pursuant to the Lincoln Municipal Code Section 17.16.150 and notice of the City Council's public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

WHEREAS, prior to approval of the proposed Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project, the City Council reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration for the Lakeside 6 Residential Development Project, prepared in accordance with the California Environmental Quality Act adopted by the City of Lincoln for the project pursuant to City Council Resolution 2004-2118. Pursuant to Section 15162 of the California Environmental Quality Act, when a negative declaration has been adopted for a project, no subsequent environmental review is required for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record that substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified or significant effects, substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted. The project as proposed reduces the number of residential units previously analyzed in the adopted Mitigated Negative Declaration with no significant changes to the project site or surrounding area. As such, the mitigation measures set forth in Resolution 2004-218 are still feasible and warranted to address any and all identified environmental issues arising from the approval of the final phases (7 & 8) of the Lakeside 6 residential project. Therefore, no further environmental analysis is required; and

WHEREAS, the Lakeside 6, Phase 7 & 8 Project includes all of the following entitlements; the CEQA Resolution, Resolution No. 2017- ____; the General Plan

Amendment, Resolution No. 2017 - _____; Rezone, Ordinance ____; Amended General Development Plan and Development Standards, Ordinance ____; this Resolution approving the Vesting Tentative Subdivision Map; and the Specific Development Plan/Development Permit, Resolution 2017- _____; and

WHEREAS, the City Council has reviewed the proposed Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP FOR THE LAKESIDE 6, PHASE 7 & 8 PROJECT, AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that the certain Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Subdivision, substantially in the form on file with the Community Development Director, relative to the proposed development of the Lakeside 6, Phase 7 & 8 Project on certain real property consisting of 11.2 acres located at the northwest corner of Lindberg Lane and McClain Drive (APN: 021-562-009-000), which is part of the Lincoln Aircenter Planned Development project area and within the incorporated area of the City of Lincoln.

Section 2. Small Lot Tentative Subdivision Map Findings. Pursuant to Section 66474 of the Subdivision Map Act, the City Council hereby finds and determines as follows:

a. The Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project is consistent with the Lincoln General Plan, as amended by Resolution 2017 – _____, (the “General Plan”), because the Vesting Tentative Subdivision Map provides for the subdivision of the plan area in preparation of residential development in accordance with the amended General Plan land use designation. Consistent with the General Plan Land Use Element and related policies, specific residential lots are designated for medium density residential development. This planned residential development will be supported by adequate public services and utilities.

b. The design or improvement of the proposed Lakeside 6, Phase 7 & 8 subdivision is consistent with the General Plan, as amended, because adequate infrastructure and services will be extended to the property and will be available to serve the demand for services generated by the residential development, including water, sanitary sewer, storm drain facilities, dry utilities and roadways. The Developer will work with the Police Department to ensure adequate security measures are incorporated into the Project. The Developer will install fire protection measures and emergency access in accordance with the City’s standards.

c. The site is physically suitable for the types of development proposed for the Lakeside 6, Phase 7 & 8 Project because the proposed lot configuration is planned to respect and enhance the site’s natural form and environmental attributes and constraints. The proposed lot configuration is also designed to avoid sensitive vegetation and wildlife resources. An erosion control, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System (“NPDES”) requirements to protect water quality. The proposed subdivision will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Each phase of project construction will address both 100 and 200-year flood conditions as appropriate.

d. The site is physically suitable for the proposed density of residential development as discussed in Finding a. above.

e. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the Planning Commission Finds that the property is located within a watershed with a contributing area of 10 or fewer square miles, as determined by the City.

f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because potential Lakeside 6, Phase 7 & 8 Project impacts related to the environment have been mitigated to a less-than-significant levels in addition to other specific measures set forth above in Finding c.

g. The design of the subdivision or type of improvements is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the residential development.

h. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Adequate open space is located in proximity of the proposed residential development and is accessible to the public.

i. The Lakeside 6, Phase 7 & 8 Project area is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Section 3. The Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference. These conditions support the findings made by this Planning Commission set forth herein.

Section 4. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2017 – _____, and the evidence provided in the Staff Report, the City Council hereby approves the Vesting Tentative Subdivision Map for the Lakeside 6, Phase 7 & 8 Project, substantially in the form on file with the Community Development Director, subject to the following:

- A. Exhibit A - Conditions of Approval
- B. Exhibit B – Vesting Tentative Subdivision Map, received December 13, 2016
- C. Exhibit C - Preliminary Grading, Drainage, & Tree Removal Plan, received December 13, 2016
- D. Exhibit D – Preliminary Utility Layout, received December 13, 2016
- E. Exhibit E - Preliminary Sewer Layout, received December 13, 2016
- F. Exhibit F - Preliminary Water Plan, received December 13, 2016
- G. Exhibit G - Preliminary Storm Drain Plan, received December 13, 2016
- H. Exhibit H - Preliminary Streetscape, received December 13, 2016
- I. Exhibit I - Preliminary Details, received December 13, 2016
- J. Exhibit J - Architectural Renderings (for reference only) , received December 13, 2016

PASSED AND ADOPTED THIS ____ day of January, 2017 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Peter Gilbert, Mayor

ATTEST:

Gwen Scanlon, City Clerk

The Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map, located at the northwest corner of the intersection of Lindberg Lane and McClain Drive, which is part of the Lincoln Aircenter Planned Development project area and within the incorporated area of the City of Lincoln, Assessor's Parcel Number 021-562-009, is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map

Condition	Timing	Responsible Department	Status
GENERAL CONDITIONS			
1. *All development within Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map is subject to compliance with Mitigation Measures contained within the Final Lakeside 6 Residential Development final Initial Study/Mitigated Negative Declaration State Clearinghouse #2003122086, the adopted Mitigation Monitoring Plan City Council Resolution 2004-218 and shall be subject to the requirements set forth within the previously adopted Lincoln Aircenter Final EIR processed under State Clearinghouse #82012504 in 1986 and #82012504 in 1982, and the attached Mitigated Negative Declaration, which by this reference are incorporated herein.	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
4. All improvements required for the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering & City Engineer	
5. *Completion of improvement plans and construction of improvements or bonding of improvements are required prior to approval of the Lakeside 6, Phases 7 & 8 Final Subdivision Map.	Prior to Improvement Plans/Final Map Approval	Development Engineering & City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering & City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. *The Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map shall be subject to those provisions set forth in the approved Lincoln Aircenter Planned Development General Development Plan and Development Standards for the Plan Area adopted by Ordinance No. 435B, and as currently amended by Ordinance No. _____, and as may be subsequently amended	General Condition	Community Development	
9. *All improvements and construction within the project shall be consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and amended Lincoln Aircenter General Development Plan.	General Condition	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
10. *The conditions of approval for the Vesting Tentative Subdivision Map and exhibit Maps dated November 1, 2016, supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	City of Lincoln	
11. The Vesting Tentative Subdivision Map approval is valid for two years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
12. Prior to City Council approval of any Final Map in the project area, the installation timing of specific offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering & City Engineer	
DEVELOPMENT STUDIES/MITIGATION			
13. The Applicant shall provide a water study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The water study shall evaluate the existing and proposed water system, and demonstrate that all existing and proposed systems are adequate to serve the project and conform to City standards, to the satisfaction of the City Engineer.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
14. The Applicant shall provide a sewer study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The sewer study shall evaluate the capacity of the existing and proposed sewer lines, and demonstrate that all existing lines and proposed lines have adequate capacity and conform to City standards, to the satisfaction of the City Engineer.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
15. The Applicant shall provide a drainage study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The drainage study shall include an analysis that demonstrates that the proposed drainage system (including both permanent and temporary facilities) and the existing system receiving the project drainage have adequate capacity to conform to City standards.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
16. The Applicant shall provide a post construction Storm Water Quality Plan with the 1st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
17. **The Preliminary Utility Plan exhibits (sheets C2, C3, C4, C5, and C6) showing the pipe sizing and alignment for sewer, water, drainage, dry utilities and water quality utilities are not approved. The above utility exhibits shall be updated by technical studies for sewer, water, drainage and storm water quality, and the improvement plans shall incorporate the final sewer, water, drainage, and storm water quality study findings, to the satisfaction of the City Engineer.	Prior to Improvement Plan Approval	Community Development Dept. & City Engineer	
18. *The Applicant shall submit a soils report prepared by a soils engineer for the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The report shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering & City Engineer	
19. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of Offsite Improvement Plans that Affect Regulated Resources.	Planning	

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Condition	Timing	Responsible Department	Status
20. Prior to the approval of a grading permit, the Applicant shall provide the City with a copy of their approved and/or amended 404 Permit.	Prior to approval of Improvement Plans that affect the Regulated Resources or Final Map, whichever Occurs First	Community Development	
21. **The Applicant shall inventory the two oak trees that will be removed as a result of development within the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and shall mitigate loss of the on-site oak trees through either the planting of replacement oak trees within the Lakeside 6, Phases 7 & 8, Vesting Tentative Subdivision Map open space areas or through the payment of the Protected Oak Tree Removal Mitigation Fee as set forth in the Lincoln Municipal Code and Master Fee Schedule. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to Approval of Improvement Plans and Final Map	Community Development	
STORM WATER QUALITY/GRADING/DRAINAGE			
22. ** The design engineer shall submit for review by the City, revised and updated storm water quality templates which comply with the MS4 permit and the improvement plans shall be consistent with the revised templates. All design criteria shall comply with City Standards, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in loss of lots.	Prior to Approval of Improvement Plans	Community Development & City Engineer	
23. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase II Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
24. The Applicant shall submit a post construction Erosion Control Plan and SWPPP for each phase of construction for City approval. The Plan shall include Best Management Practices (BMP's) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques may be based upon geotechnical reports and shall comply with the adopted City standards.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	
25. For a development application that involve less than 1 acre of grading, the Applicant shall submit an erosion control plan with Improvement Plans to the City for review and approval and shall implement the approved erosion control plan. The erosion control plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
26. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Culvert alignment shall match the directional trend of the natural channel as closely as possible at both the upstream and downstream sides of the natural swale. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to Approval of Improvement Plans and Final Map	City Engineer	
27. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to Approval of Improvement Plans	City Engineer	

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Condition	Timing	Responsible Department	Status
28. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to Approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
29. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements.	Prior to Approval of Improvement Plans	City Engineer	
30. ** The Applicant shall provide maintenance of the storm water quality facilities (including but not limited to bioretention ponds) and a warranty security for a two (2) year period after the notice of completion. The maintenance shall include but not limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
31. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvement Plans	City Engineer	
32. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any Blasting Activities	Community Development, City Engineer, Police, Fire Department	
33. The Applicant shall provide a grading and erosion control security in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the Issuance of the Grading Permit.	City Engineer	

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Condition	Timing	Responsible Department	Status
34. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
35. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
36. **Applicant shall design and construct fencing consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and the amended Lincoln Aircenter General Development Plan as follows: <ul style="list-style-type: none"> a. Construct open metal fencing along all open space to match existing fencing b. Construct good neighbor fencing between residential lots. c. Construct a 6-foot masonry fence along westerly property line adjacent to the industrial zoning and along the south side yard of lots 33 and 34 adjacent to Lincoln Airpark Drive. d. Construct open metal fencing to protect the bioretention LID lots if the City determines during the improvement plan design that it is required. Construct all fencing in accordance with Plans and specifications approved by the City Engineer.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	
37. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map, amended Lincoln Aircenter General Development Plan, and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
FLOODPLAIN/WETLANDS			
38. All future grading shown on the vesting tentative subdivision map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements and drainage study.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
39. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development & City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			
40. *The configuration, structural sections, location, and timing of street improvements shall be as set forth in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and approved by the City engineer.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
41. *The applicant shall design and construct the streets consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Map Preliminary Street Section exhibits attached to the Vesting Tentative Subdivision Map or as approved by the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
42. **Applicant shall connect the proposed emergency vehicle access shown on the tentative map at the south end of the Lebourget Ct. Cul-de-sac and construct a sidewalk connection to the existing sidewalk on the north side of Lincoln Airpark Dr. (east of this property). Due to the proposed utilities between the cul-de-sac and Lincoln Airpark Dr., the width of the paved area over the utilities is subject to the approval of the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer	
43. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
44. **The Applicant shall design and construct ADA compliant ramps to allow movement of pedestrians and bicycles from sidewalks to on-street bike lanes and street crossings within the subdivision for pedestrian crossings. Additional ADA compliant ramps shall be provided on the west side of Lebourget Lane as approved by the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
45. **The sidewalk transitions at the north side of Lindberg Lane and east subdivision boundary and the two sidewalk transitions at the end of Lebourget Lane at the east subdivision boundary shall occur within this subdivision boundary, within the shortest distance that is feasible.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
46. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer, & Public Services	
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to Approval of Improvement plans or Final Map	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
50. ** Existing storm drain and sewer stubs shown on the utility exhibit Sheet C3 on Lot 33 shall be removed to the existing sewer manhole and to the proposed storm drain manhole. The alignment of the proposed easterly 12inch storm drain line along lot 33 shall be designed and constructed generally parallel to the existing private property line of Lincoln Airpark Drive.	Prior to approval of Improvement Plans or Final Map	Development Engineering & City Engineer	
FIRE			
51. The design, layout and line capacity of water and hydrant systems shall be subject to approval of the City Engineer in consultation with the Fire Chief prior to approval of design of the water system.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer, & Fire Department	
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer, & Fire Department	
53. Consistent with the locations provided in the approved Vesting Tentative Subdivision Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer, & Fire Department	
LANDSCAPING			
54. ** The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth the trees in accordance with the adopted amended Lincoln Aircenter General Development Plan and the required storm water quality LID trees planted for Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
55. ** Any structures as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development & City Engineer	
56. **As shown in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and specified in the amended Lincoln Aircenter General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, bioretention pond planting, prepared by a registered landscape architect. The Landscape Plans shall be to the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Landscape Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, bioretention pond plantings, wildlife and view sheds. The Landscape Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, Storm Water Quality Design Manual implementing low impact development (LID) compliant to MS-4 requirements, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The Applicant may be required to incorporate the use of non-potable water into the Irrigation Plans, if available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Community Development, City Engineer, & Public Services	

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Condition	Timing	Responsible Department	Status
LIGHTING/DESIGN			
57. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the amended Lincoln Aircenter General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to Approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
IMPROVEMENT PLAN NOTES			
<p>58. Dust control measures shall be established prior to construction of any development pursuant to the requirements of the SWPPP plan and any Mitigation Monitoring Plan. Additional dust control measures may be required by the City Engineer based upon site conditions.</p> <p>The following note shall be added to the Grading and/or Improvement Plans:</p> <p>“To minimize dust/grading impacts during construction, the Applicant shall:</p> <ol style="list-style-type: none"> Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. The grading shall comply with the Mitigation Monitoring Program.” 	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	

Exhibit A

Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map Conditions of Approval

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Condition	Timing	Responsible Department	Status
<p>59. A note shall be added to the Grading Plans that states:</p> <p>“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
<p>60. A note shall be added to the Improvement Plans:</p> <p>“Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours.”</p> <p>“Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”</p>	Prior to Approval of Improvement Plans	Community Development & City Engineer	
<p>61. A note shall be added to the Improvement Plans:</p> <p>“All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
<p>62. A note shall be added to the Improvement Plans:</p> <p>“Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule Public Services Department at 434-2450 for disinfection and testing.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	

Exhibit A

Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map Conditions of Approval

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Condition	Timing	Responsible Department	Status
63. A note shall be added to the Improvement Plans: “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to Approval of Improvement Plans	Community Development & City Engineer	
64. A note shall be added to the Improvement Plans: “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
65. A note shall be added to the Improvement Plans: “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City’s Fire Department City Engineer prior to each phase of construction.”	Prior to Approval of Improvement Plans	Development Engineering, City Engineer, & Fire Department	
FINAL MAP			
66. Prior to the approval of the Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map Approval	Community Development, City Engineer	

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Condition	Timing	Responsible Department	Status
67. Arrangements shall be made by the Applicant during the review of Final Map by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map Approval	Community Development & City Engineer	
68. ** The Applicant and the City shall work cooperatively to acquire the necessary Right-of-Way for McClain Drive from the Mercy property. The Applicant shall also acquire the necessary Right-Of-Way for the south side of Lindbergh Lane along the north frontage of the Mercy property. In the event that the south side of Lindbergh Lane Right-of-Way is not obtained prior to the approval of the Final Map, the Applicant shall: a. Redesign/relocate the proposed underground utilities that are planned to be located within that portion of the south side of Lindbergh Lane Right-of-Way that lies between the center line of McClain Drive and the west property line of the Mercy property to the satisfaction of the City Engineer.	Prior to Submittal of Improvement Plans	Community Development & City Engineer	
69. ** Portions of the 12.5 Public Utility easements shown in the lettered lots for the bioretention ponds shall be eliminated or narrowed to eliminate conflict with these ponds or as approved by the City Engineer.	Prior to Approval of Improvement Plans & Final Map	City Engineer	
70. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Map.	Prior to Final Map Approval	Community Development & City Engineer	
71. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map Approval	Community Development & City Engineer	

Exhibit A

Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map Conditions of Approval

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Condition	Timing	Responsible Department	Status
72. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utility easements (PUE’s) located along public roads.	Prior to Final Map Approval	Development Engineering & City Engineer	
73. The Owner shall consent to the City’s formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map Approval	Community Development & City Engineer	
74. The Applicant/Owner shall provide a funding mechanism for the annual maintenance and operation of public street lights, open space, storm water quality facilities, storm drain facilities, detention, and retention facilities. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City’s Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually, the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. The Applicant/Owner shall annex into a maintenance CFD, as selected by City.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services, & City Engineer	
75. The Applicant shall participate in the City’s Public Facilities Element (PFE) Fee program current at the issuance of each building permit.	Issuance of each Building Permit.	Community Development	
76. ** The project shall provide an Avigation Easement to the benefit of the City in accordance with the Placer County Comprehensive Airport Land Use Plan.	Prior to Final Map Approval	Community Development	

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77. ** A copy of the Covenants, Conditions, and Restrictions (CC&R's) shall be provided by the Applicant to the Community Development Department for review and approval prior to the recordation of the Final Map. Due to the project area adjoining a portion of the unincorporated County, which carries an agricultural zoning designation, the Applicant shall include within the CC&R's information of the potential for nearby farming activities and of the County's Right-to-Farm ordinance, which states that residents should be prepared to accept nuisances associated with agricultural activities. In addition, each buyer shall be required to execute a verification that they have received and reviewed the information concerning Placer County's Right-to-Farm ordinance and a copy of the County's then current Right-to-Farm ordinance.	Prior to Final Map Approval	Community Development	
78. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter not regulated by the City of Lincoln.	Prior to Final Map Approval	Community Development	
79. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Vesting Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance	Prior to Final Map Approval	Development Engineering & City Engineer	
80. The Applicant shall provide to the City Engineer copies of the Final Map after the City Engineer's approval but prior to City Council approval: <ul style="list-style-type: none"> Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF One plot or print of the submittal 	Prior to Final Map Approval	Development Engineering & City Engineer	
81. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering & City Engineer	
82. Dedicate rights of ways and easements for public improvements required to serve the lots shown on the Final Subdivision Map and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with Filing the Final Map with the City Council.	Development Engineering & City Engineer	

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83. ** Dedicate Irrevocable Offer of Dedication on the final map for the six (6) bioretention pond lettered lots required to serve the subdivision to satisfy the MS-4 requirements. The acceptance by the City shall occur after the two (2) year warranty has expired and the conditions contained in the City's storm water quality agreement have been satisfied, to the satisfaction of the City Engineer.	Prior to Final Map Approval	Development Engineering & City Engineer	
84. ** The Applicant shall prepare a Water Quality Maintenance and Operation Plan for bioretention storm water quality & LID improvement facilities in the IOD lettered Lots A, B, C, D, and E. The Maintenance and Operation Plan shall contain as a minimum, but not limited to, a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department prior to the City's acceptance of the storm water quality lots following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer & Public Services	
85. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after Recordation of Final Map	Development Engineering & City Engineer	
PRIOR TO CONSTRUCTION			
86. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way, lettered lots, or public easements.	Prior to Beginning Construction	City Engineer	
87. The Applicant, before performing construction activities within the project area shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any Construction Activity	City Engineer & Fire Department	

Exhibit A

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88. ** The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project persons in responsible charge shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner. Special attention regarding design issues between dry utilities and the water quality LID lots is needed because new criteria interface may be necessary.	Prior to Construction	City Engineer	
89. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any Construction	City Engineer	
90. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any Construction	City Engineer	
91. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, handicapped accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any Construction	Community Development	
DURING CONSTRUCTION			
92. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	

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93. The Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action. The geotechnical analysis shall also include soil information needed for input into the storm water quality templates (MS4) if required.	During Construction	Building Official & City Engineer	
94. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the SWPPP permit, as modified by the City Engineer as deemed necessary based upon field conditions.	During construction	City Engineer	
95. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	
96. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and During Construction	Building	
97. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During Construction	Building	

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PRIOR TO ACCEPTANCE			
98. ** The Applicant shall provide any revisions to the Water Quality Maintenance and Operation Plan for bioretention storm water quality & LID improvement facilities in the IOD lettered Lots A, B, C, D, and E. The Maintenance and Operation Plan revisions shall be subject to approval of the Public Services Department prior to the City's acceptance of the storm water quality lots following the two (2) year maintenance period.	Prior to Acceptance of Improvements	City Engineer & Public Services	
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
100. The Applicant, through their engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The Applicant shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. ** When improvements to the storm water quality bioretention & LID areas have been completed and following the two (2) year required maintenance period where the water quality bioretention & LID areas have be maintained to the satisfaction of the City Engineer and Public Services, the improved property shall be conveyed by a grant deed to the City for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the full cost associated with this dedication. The Applicant shall be responsible for payment of costs of maintenance until such time as the City begins collecting funds for this maintenance.	Prior to the Acceptance of Improvements	City Engineer & Public Services	

Exhibit A

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105. The contractor shall be responsible for the televising of all sewer collection and conveyance facilities. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to Approval of Plot Plans	Building, Development Engineering	
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to Issuance of Building Permits	Building	
108. ** Typical Landscape Plans, in conformance with the requirements set forth in the City's Water Efficient Landscape Ordinance, shall be submitted for private front and rear yard landscaping to comply with the MS4 requirements prior to issuance of Building Permits for homes. Additional Bioretention Landscape Plans, prepared by a registered landscape architect, shall be submitted for the six (6) bioretention pond lettered lots required to serve the subdivision. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards and water quality MS4 permit.	Prior to Issuance of Building Permits	Community Development	

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109. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permits	Community Development, Police Department	
110. Air conditioning units and other ground mounted equipment are prohibited within the required side yard setback. A four foot separation between side property lines and all buildings and/or structures shall be maintained at all times to ensure adequate public safety access to the residences.	Prior to issuance of Building Permits	Community Development	
111. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
112. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
113. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
114. The project is not dedicating park land as part of the tentative map. The Applicant shall be subject to payment of the City's Park In-Lieu Fee. The amount due for the park in-lieu fee shall be determined in accordance with the provisions of the City's Municipal Code, prior to the recordation of a final map and paid the time of issuance of a building permit for each dwelling.	Prior to issuance of Building Permits	Building	
115. The development of residential dwelling units shall be subject to the Design Review process, as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	

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116. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to the issuance of the Building Permits	Building	
PRIOR TO OCCUPANCY			
117. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2016 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection/ Occupancy	Building	

dwg. no.
1-394-78

LAKESIDE 6 - PHASE TWO
PRELIMINARY GRADING,
DRAINAGE, & TREE REMOVAL
CITY OF LINCOLN, CALIFORNIA

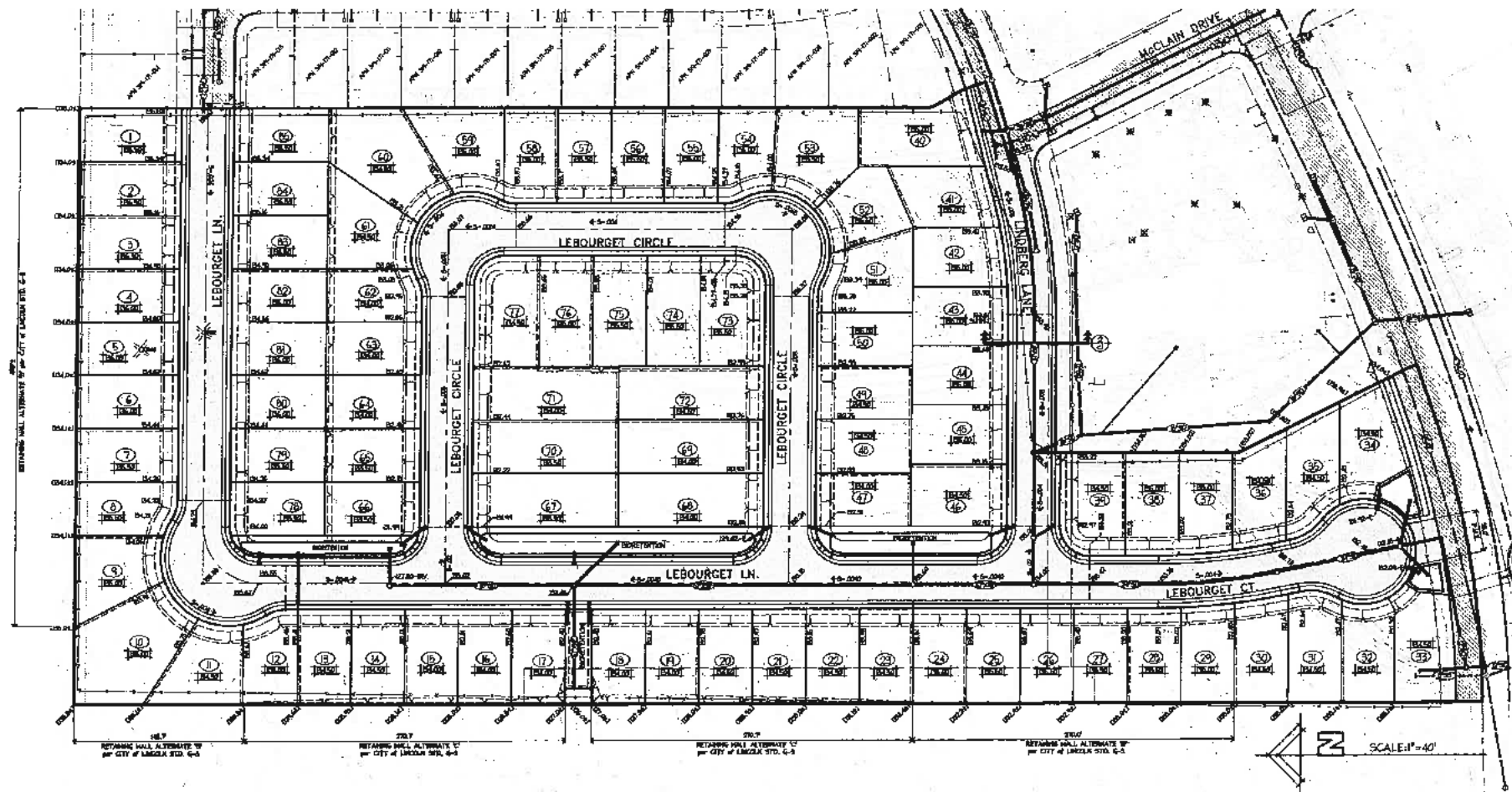
SCALE:
H: 1"=40'
V: 1"=40'



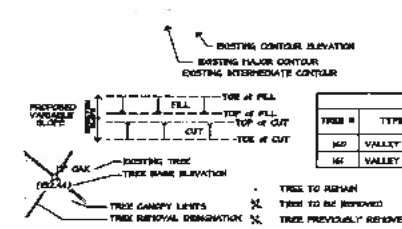
designed: SCS
drawn: PRC
checked: PRC
approved: PRC, 2/2/81
datum:

C2
1/2"=40'

Exhibit C



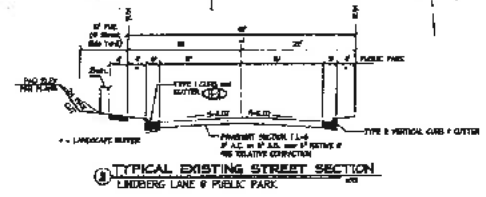
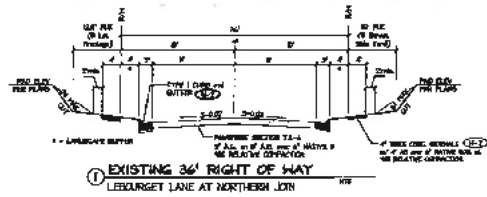
LEGEND and ABBREVIATIONS



EARTHWORK QUANTITY
CUT = 20,430 C.Y.
FILL = 24,620 C.Y.

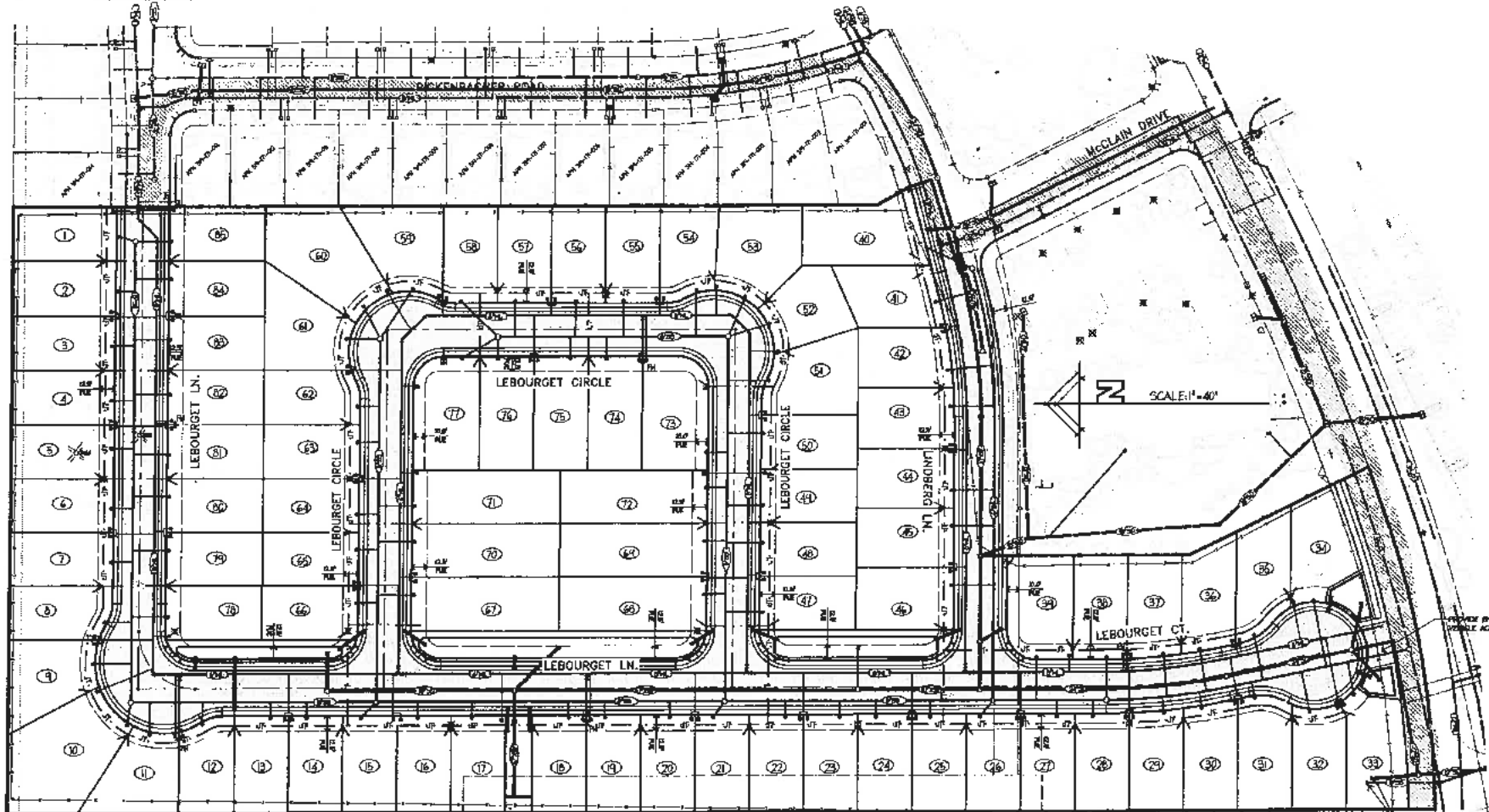
NOTE:
1. MAJOR & MINOR ELEVATIONS ARE APPLIED TO
PROJECT HILL, BASELINE APPROXIMATELY 400' LONG.
TWO'S OF EIGHT PAGES.

TREE LIST				
TREE #	TYPE	DIAMETER AT BREAST HEIGHT (IN.)	CROWN LINE RADIUS (FT.)	HEALTH ACTION
1-10	VALLEY OAK	48	60'	POOR REMOVE
11-20	VALLEY OAK	48	30'	POOR REMOVE



LEGEND and ABBREVIATIONS

	PROPOSED SANITARY SEWER AND SIZE (18")		PROPOSED JOINT TRENCH ALIGNMENT
	EXISTING SANITARY SEWER AND SIZE (18")		PROPOSED UTILITY SERVICE
	PROPOSED SANITARY SERVICE (30")		
	PROPOSED SANITARY MANHOLE		
	EXISTING SANITARY MANHOLE		
	PROPOSED STORM DRAIN AND SIZE (30")		
	EXISTING STORM DRAIN AND SIZE (30")		
	PROPOSED DROP INLET (30")		
	EXISTING DROP INLET (30")		
	PROPOSED STORM DRAIN MANHOLE		
	EXISTING STORM DRAIN MANHOLE		
	PROPOSED DOMESTIC WATER MAIN (48")		
	EXISTING DOMESTIC WATER MAIN (48")		
	PROPOSED WATER METER/SERVICE		
	PROPOSED FIRE HYDRANT		
	PROPOSED STREET LIGHT		



LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 824-16

DWG. NO.
L-242-75

PRELIMINARY
UTILITY LAYOUT

LAKEVIEW 4 - PHASE 716

PRELIMINARY MAP
CITY OF LINCOLN, CALIFORNIA

SCALE
1"=40'

DATE
11/23/2016



DESIGNED
C. S.

DRAWN
C. S.

CHECKED
C. S.

APPROVED
C. S.

DATE
11/23/2016

REVISION
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Exhibit D

LEGEND and ABBREVIATIONS

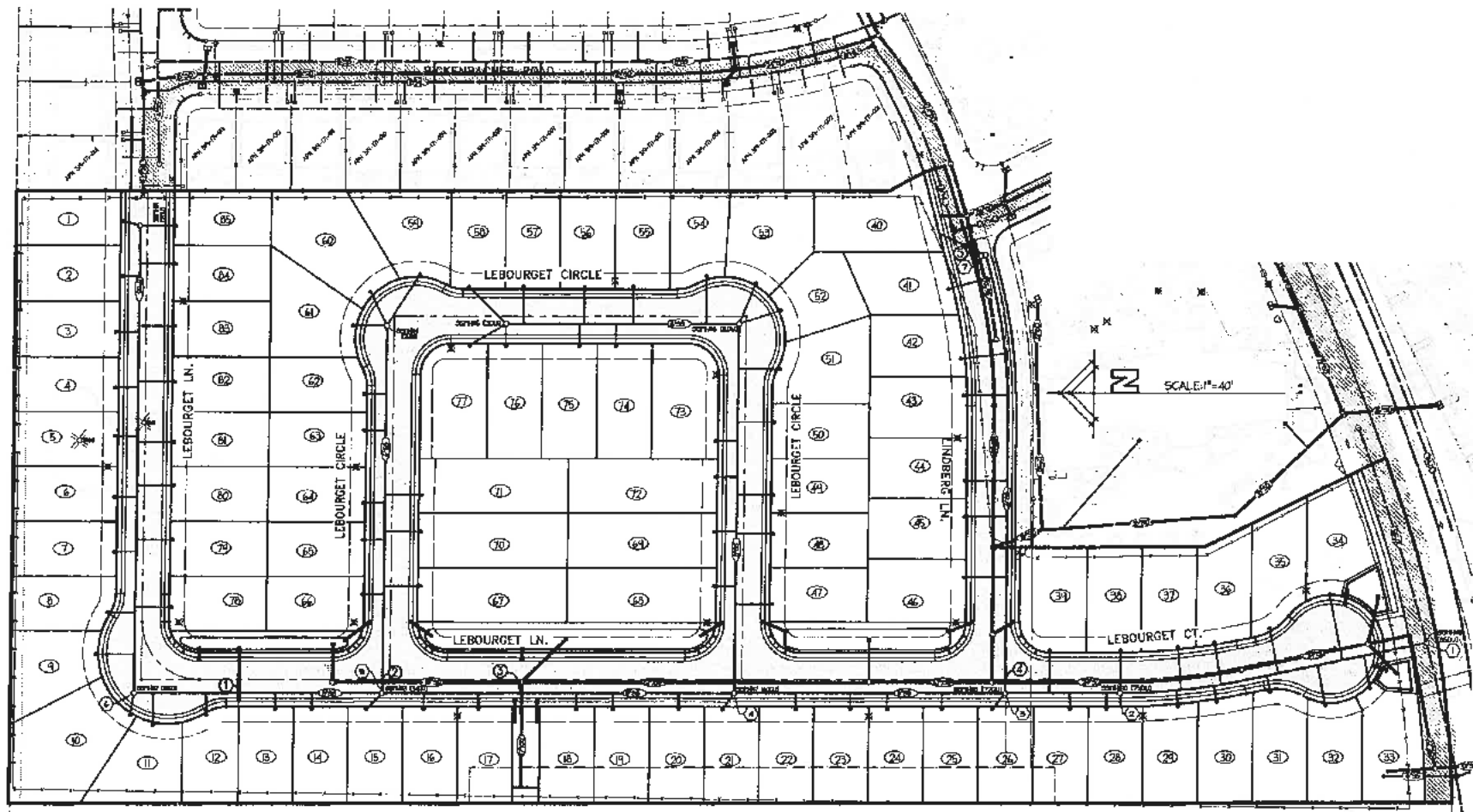
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- EXISTING SANITARY SEWER and SIZE (36)
- PROPOSED SANITARY SERVICE (36)
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORY DRAIN and SIZE (30)
- EXISTING STORY DRAIN and SIZE (30)
- PROPOSED DROP INLET (30)
- EXISTING DROP INLET (30)
- PROPOSED STORY DRAIN MANHOLE
- EXISTING STORY DRAIN MANHOLE
- PROPOSED DOMESTIC WATER MAIN (24)
- EXISTING DOMESTIC WATER MAIN (24)
- PROPOSED WATER PETERMAN SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

PREL. SEWER SCHEDULE

- PROP. SDWA
INV. 422.80-474
INV. 422.30-471.80 (EXIST.)
- PROP. SDWA
INV. 422.30-471.80
- PROP. SDWA
INV. 422.30-471.80
- PROP. SDWA
INV. 422.30-471.80
- PROP. SDWA
INV. 422.30-471.80
- PROP. SDWA
INV. 422.30-471.80
- PROP. SDWA
INV. 422.30-471.80

POTENTIAL VERTICAL CLEARANCE ISSUES

- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
INV. 422.30-471.80
HALL THICKNESS 2.54
- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
INV. 422.30-471.80
HALL THICKNESS 0.54
- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
INV. 422.30-471.80
HALL THICKNESS 0.54
- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
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HALL THICKNESS 0.54
- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
INV. 422.30-471.80
HALL THICKNESS 0.54
- STORY DRAIN
INV. 422.30-471.80
BOTTOM OF PIPE-422.30-471.80
INV. 422.30-471.80
HALL THICKNESS 0.54



dwg. no.
1-24-79

PRELIMINARY
SEWER LAYOUT

LAKEVIEW 6 - PHASE 746
TENTATIVE SUBDIVISION MAP
CITY OF LONDON, CALIFORNIA

scale
1"=40'

date
JULY 1979



designed
C.M.

drawn
C.M.

checked
C.M.

approved
JULY 1979

noted
JULY 1979

datum
JULY 1979

scale
1"=40'

date
JULY 1979

designed
C.M.

drawn
C.M.

checked
C.M.

approved
JULY 1979

noted
JULY 1979

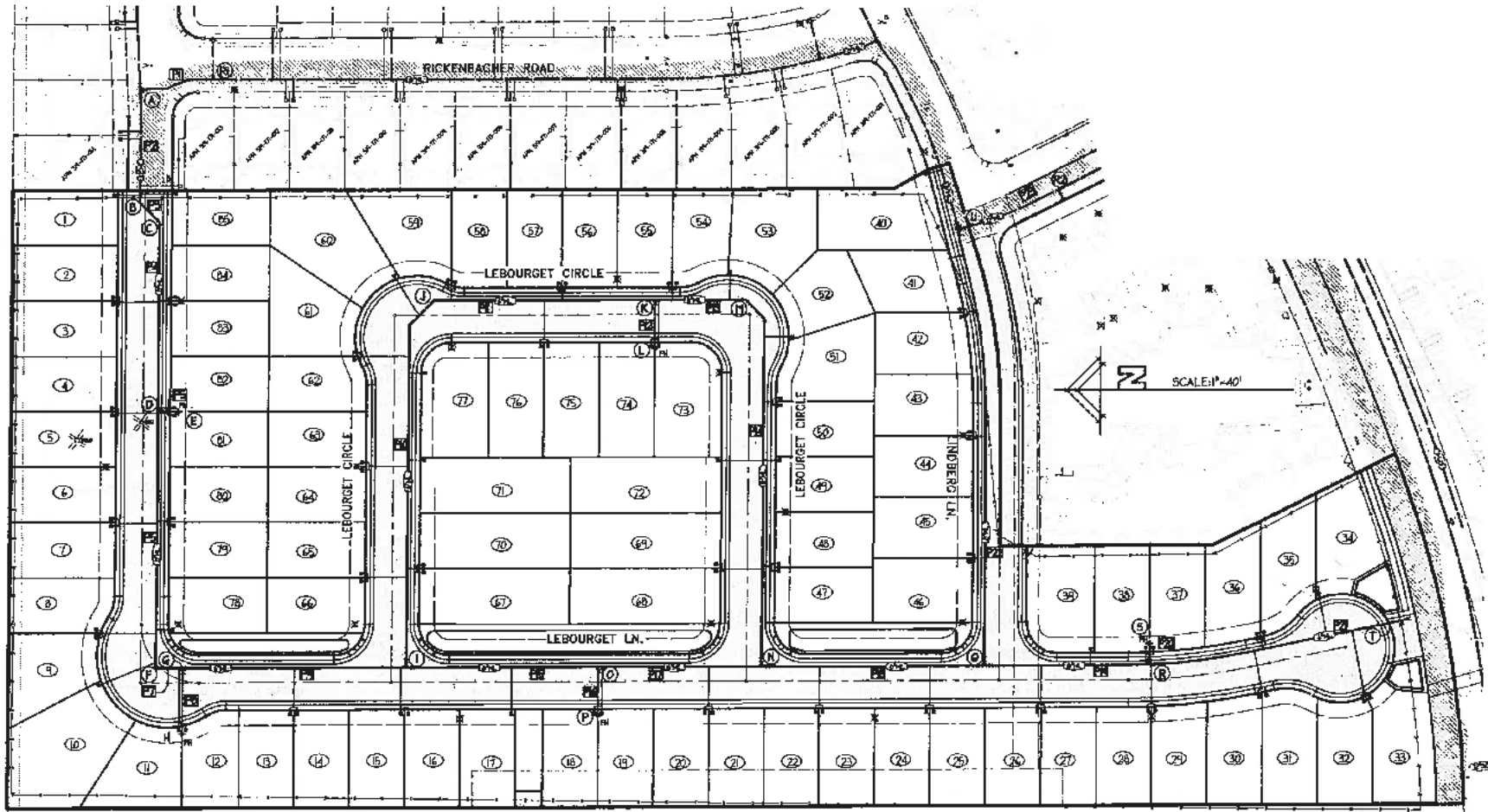
datum
JULY 1979

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629 contact: BILL MITCHELL

Exhibit E

LEGEND and ABBREVIATIONS

- PROPOSED DOMESTIC WATER MAIN (14")
- EXISTING DOMESTIC WATER MAIN (14")
- PROPOSED WATER METER/SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- JUNCTION DESIGNATION FROM WATER DISTRIBUTION MODEL
- PIPE DESIGNATION FROM WATER DISTRIBUTION MODEL



dwg. no.
L-94-29

PRELIMINARY
WATER PLAN

LAKESIDE 6 - PHASES 710
TERRACE SUBDIVISION MAP
CITY OF LINDSEY, CALIFORNIA

scale
1"=40'
date
8/25/2006



designed gnc
drawn cnc
checked
approved
SCALE 1/8"=1'-0"

datum

CS
10
PREPARED

Exhibit F

LAND DEVELOPMENT SERVICES INC. 2671 Warren Drive, Rocklin, California (916) 624-16



PREL. STORM DRAIN SCHEDULE

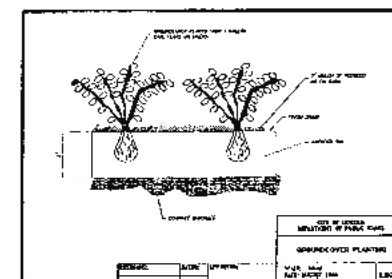
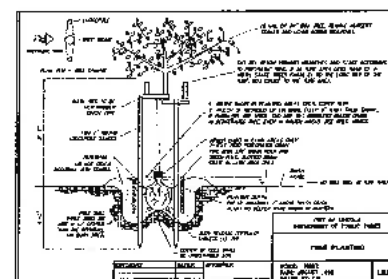
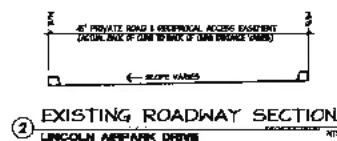
- [illegible]

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 824-1629 contact: BILL MITCHELL

contact BILL MITCHELL

CO
of

Exhibit G



dwg. no.
J-942-Jb

PRELIMINARY DETAILS

LAKE SIDE 6 - PHASES 708

1000



designed _____
 drawn _____
 checked _____
 approved _____

 datum _____
 BLEV. = 194.4 _____
 CITY of LINDSEY _____
 NETWORK _____
 CONTRACT _____
 STATION NO. _____

CB
of
February
10

By: ECHO LIGHTING



Project:
Lakeside 6
CAP # LCN-123-2-9-H2-4-L-1-euker-MT

Additional Information:

- 1) Thickness of the next aluminum capitol = $1/4"$ thick
- 2) Mill thickness of the powder coat finish = 2.0 ± 0.0
- 3) All exposed hardware is stainless steel.
- 4) The thickness of the decorative $7-1/2"$ ring at the base of the fixture capitol = $3/4"$.
- 5) The BSF photometric film that we are currently being used can continue to be used, as the reflective pass is that we will be supplying is manufactured the same plastic compound that the current collectors are using.

11L. Limited for wet locations.

Factory tested prior to shipment.

Adams: An acrylic or optional polycarbonate sheet with built-in refractor and with internal reflective. Available in either type FLITE or M.

*-1" for a polycarbonate screw, or *-2" for acrylic.
Compatible with a two-piece cast aluminum collar for secure mounting on the control.

Access/Battleship capital: Heavy duty cast aluminum, including a separate decorative 7-1/2" dia. Mounting ring and photo cell recess door. The unit accepts either a metal lock photo cell or shunting cap. (please specify either photo or shunting cap on each purchase order) which is externally visible but protected by a clear, UV stabilized polycarbonate lens. Toolless stainless steel hardware is supplied for external access into the fixture cavity for access to the photo cell or shunting cap photo cell or shunting cap.

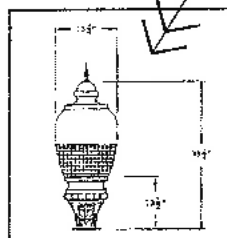
Electrical Components: Ballasts are CWA/BNP-regulating auto-transformers, 200 w. Metal Holder 210 volt (Multi-tap). The winding temperature for Metal Holder is -20 deg. F. The ballast is mounted onto a cast aluminum socket / ballast examining plate, with quick disconnects to the socket for ease of service and replacement.

Springs: Fibrous pellets with 500W. Nickel coated contacts.
Mediums: none.

Decorative finish: Clear aluminum, powder coated gold color. Including mounting bolt. Packed and shipped in the box with the acorn, for field installation with the acorn, to avoid damage to the acorn in shipment.

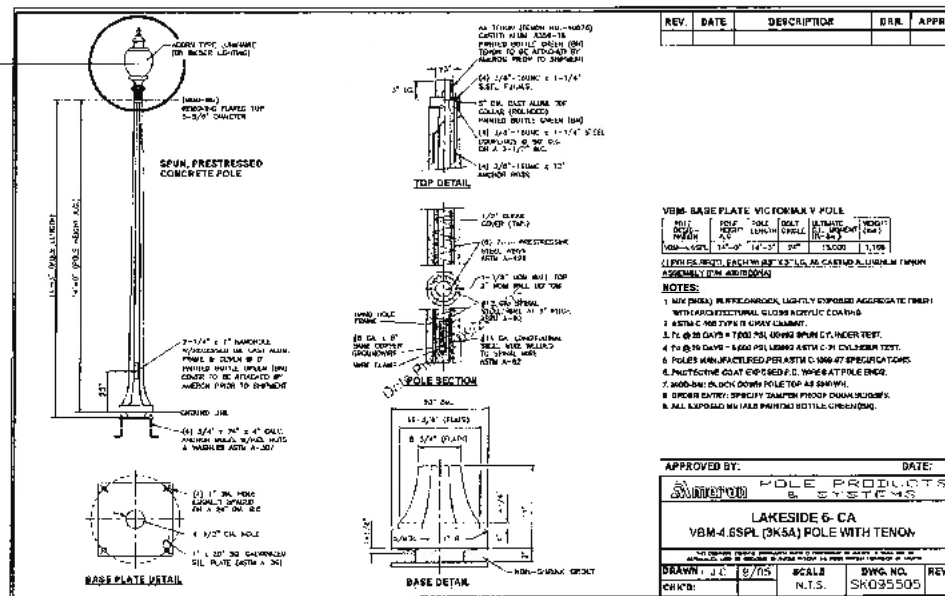
Model: Thermoseal Polyesters virgin-looked powder coat. Please specify the color or a RAL color number.

Represented by:
Sierra West Lighting Agency
Hayward, CA. Office: (510)-670-0175 - Lisa
Sacramento, CA. office: (916)-922-4113 - Larry



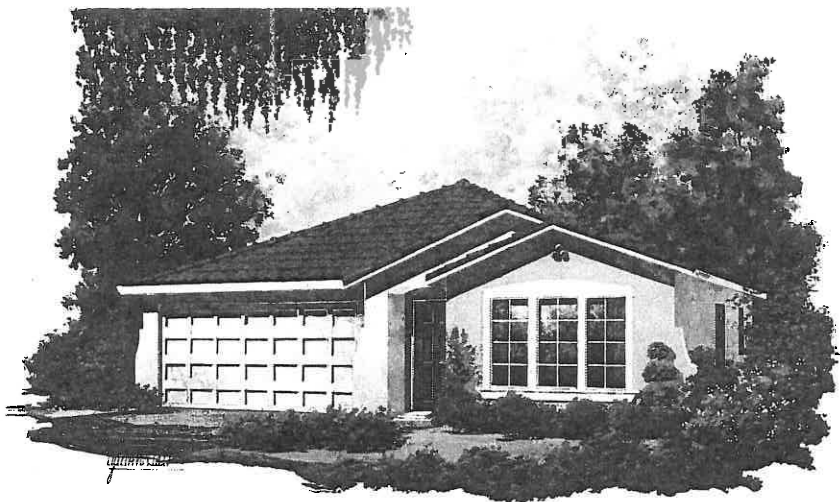
ECH

5618 E. WASHINGTON BLVD. COVINGTONE, CA 90940
PHONE: (323) 890-9008 FAX: (323) 891-1281



TYPICAL STREETLIGHT
(TO BE CONSISTENT WITH PREVIOUS PHASES)

contact: BILL 楊伯良



TYPICAL TWO STORY RESIDENCE

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629

deg. no.
1-1-62-74

ARCHITECTURAL RENDERINGS

LAKEVIEW 6 - PHASE TWO

TENTATIVE SUBDIVISION MAP
CITY OF LINCOLN, CALIFORNIA

scale

1/4" = 1'-0"

01100

01100



designed

drawn

checked

approved

DATE

datum

DATE

CITY OF LINCOLN

NOTES

CONTROL

STATION

C8

10

Exhibit J

CITY COUNCIL

RESOLUTION NO. 2017 – ____

A RESOLUTION BY THE CITY COUNCIL APPROVING THE SPECIFIC DEVELOPMENT
PLAN AND DEVELOPMENT PERMIT FOR THE LAKESIDE 6, PHASE 7 & 8
(ASSESSOR'S PARCEL NUMBER 021-562-009)

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for the City Council review, upon recommendation of the Planning Commission, of all Specific Development Plans; and

WHEREAS, on December 21, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-46 forwarding a recommendation of approval to the City Council for the Specific Development Plan and Development Permit; and

WHEREAS, the Lakeside 6, Phase 7 & 8 Project includes a specific land area, for which an amended General Development Plan and Development Standards was separately considered and approved by the City Council; and

WHEREAS, the Specific Development Plan and Development Permit for the Lakeside 6, Phase 7 & 8, addresses the subdivision of property designated for Medium Density Residential under the amended General Development Plan; and

WHEREAS, notices describing the proposed Specific Development Plan and Development Permit for the Lakeside 6, Phase 7 & 8 Project were sent to neighboring property owners pursuant to Section 18.32.140 of the Lincoln Municipal Code; and

WHEREAS, prior to approval of the proposed Specific Development Plan and Development Permit, the City Council reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration for the Lakeside 6 Residential Development Project, prepared in accordance with the California Environmental Quality Act adopted by the City of Lincoln for the project pursuant to City Council Resolution 2004-2118. Pursuant to Section 15162 of the California Environmental Quality Act, when a negative declaration has been adopted for a project, no subsequent environmental review is required for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record that substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified or significant effects, substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted. The project as proposed reduces the number of residential units previously analyzed in the adopted Mitigated Negative Declaration with no significant changes to the project site or surrounding area. As such, the mitigation measures set forth in Resolution 2004-218 are still feasible and warranted to address any and all identified environmental issues arising from the approval of the final phases (7 & 8) of the Lakeside 6 residential project. Therefore, no further environmental analysis is required; and

WHEREAS, the City Council has reviewed the proposed Specific Development Plan and Development Permit for the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVAL OF THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT FOR THE LAKESIDE 6, PHASE 7 & 8 PROJECT AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Specific Development Plan and Development Permit for the Lakeside 6, Phase 7 & 8 Project area, substantially in the form on file with the Community Development Director, relative to the proposed residential development on certain real property consisting of approximately 11.1 acres.

Section 2. Specific Development Plan and Development Permit Findings. The City Council finds and determines that:

- a. The Specific Development Plan and Development Permit are consistent with the Lincoln General Plan (the "General Plan"), because the Specific Development Plan and Development Permit for Plan Area establish development standards for land uses which are allowed by the General Plan land use designations and the policies for new residential land uses applying to the Lakeside 6, Phase 7 & 8 Project. Specifically, the Specific Development Plan and Development Permit for the subject Project provide development criteria and standards for a medium density residential land use designation that will help meet the future housing needs of the City.
- b. The Specific Development Plan and Development Permit are consistent with the Lincoln Zoning Ordinance because it has been prepared pursuant to and for the implementation of the amended Lincoln Aircenter General Development Plan and Development Standards specifying the residential use for the Lakeside 6, Phase 7 & 8 Project, the specific locations of such uses, and the governing development standards and design guidelines for the development of a master planned residential community.
- c. The Specific Development Plan and Development Permit for the Lakeside 6, Phase 7 & 8 Project are consistent with the requirements of the Planned District Zone of the City's Zoning Ordinance and the adopted Amended Lincoln Aircenter General Development Plan and Development Standards for the following zoning classification within the project: R-8.5 (Medium Density Residential). The Specific Development Plan and Development Permit provide for a creative, more flexible, and orderly approach to the use of land in order to respond to the housing demand of the citizens of Lincoln.
- d. The site is physically suitable for the proposed density of residential development proposed for the Lakeside 6, Phase 7 & 8 Project, because the proposed residential lot configuration is planned to respect and enhance the site's natural form and environmental attributes. The proposed residential lot configuration is also designed to avoid areas of potential geologic instability, sensitive vegetation and wildlife resources, and significant cultural resources. An erosion control, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System ("NPDES") requirements to protect water quality. The proposed project will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Project construction will address both 100 and 200-year flood conditions as appropriate.

- e. Pursuant to requirements of the Central Valley Flood Protection Act of 2008, the Planning Commission finds that the property is located within a watershed with a contributing area of 10 or fewer square miles, as determined by the City.
- f. The design of the project and the type of improvements will not cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the residential development.

Section 3. Certain real property consisting of approximately 11.1 acres is hereby approved for development in accordance with the Specific Development Plan and Development Permit conditions attached hereto as Exhibit A and the amended Lincoln Aircenter General Development Plan and Development Standards incorporated herein by this reference, specifying land uses, density and circulation. Said Specific Development Plan and Development Permit shall apply to the medium density single family property as shown in the Vesting Tentative Subdivision Map attached hereto as Exhibit B.

Section 4. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2017- ____, and the evidence provided in the Staff Report, the City Council approves the Specific Development Plan and Development Permit for the Lakeside 6, Phase 7 & 8 Project, substantially in the form on file with the Community Development Director.

Section 5. Said Specific Development Plan and Development Permit shall be conditioned upon the following:

- A. The Conditions of Project Approval attached hereto as Exhibit A and incorporated herein by reference;
- B. The conditions, standards, and development restrictions set forth in the Lincoln Aircenter Amended General Development Plan and Development Standards are incorporated herein by reference;
- C. In the event of a conflict between A or B, the more restrictive condition shall apply.

PASSED AND ADOPTED this ____ day of January, 2017 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Peter Gilbert, Mayor

ATTEST:

Gwen Scanlon, City Clerk

The Specific Development Plan and Development Permit for the Lakeside 6, Phases 7 & 8 Project, located at the northwest corner of the intersection of Lindberg Lane and McClain Drive, which is part of the Lincoln Aircenter Planned Development project area and within the incorporated area of the City of Lincoln, Assessor's Parcel Number 021-562-009, is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map

Condition	Timing	Responsible Department	Status
GENERAL CONDITIONS			
1. *All development within Lakeside 6, Phases 7 & 8 project boundary is subject to compliance with Mitigation Measures contained within the Final Lakeside 6 Residential Development final Initial Study/Mitigated Negative Declaration State Clearinghouse #2003122086, the adopted Mitigation Monitoring Plan City Council Resolution 2004-218 and shall be subject to the requirements set forth within the previously adopted Lincoln Aircenter Final EIR processed under State Clearinghouse #82012504 in 1986 and #82012504 in 1982, and the attached Mitigated Negative Declaration, which by this reference are incorporated herein.	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development & City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 2 of 25

Condition	Timing	Responsible Department	Status
4. All improvements required for the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering & City Engineer	
5. *Completion of improvement plans and construction of improvements or bonding of improvements are required prior to approval of the Lakeside 6, Phases 7 & 8 Final Subdivision Map.	Prior to Improvement Plans/Final Map Approval	Development Engineering & City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering & City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. *The Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map shall be subject to those provisions set forth in the approved Lincoln Aircenter Planned Development General Development Plan and Development Standards for the Plan Area adopted by Ordinance No. 435B, and as currently amended by Ordinance No. _____, and as may be subsequently amended	General Condition	Community Development	
9. *All improvements and construction within the project shall be consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and amended Lincoln Aircenter General Development Plan.	General Condition	Community Development & City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 3 of 25

Condition	Timing	Responsible Department	Status
10. *The conditions of approval for the Vesting Tentative Subdivision Map and exhibit Maps dated November 1, 2016, supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	City of Lincoln	
11. The Vesting Tentative Subdivision Map approval is valid for two years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
12. Prior to City Council approval of any Final Map in the project area, the installation timing of specific offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering & City Engineer	
DEVELOPMENT STUDIES/MITIGATION			
13. The Applicant shall provide a water study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The water study shall evaluate the existing and proposed water system, and demonstrate that all existing and proposed systems are adequate to serve the project and conform to City standards, to the satisfaction of the City Engineer.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
14. The Applicant shall provide a sewer study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The sewer study shall evaluate the capacity of the existing and proposed sewer lines, and demonstrate that all existing lines and proposed lines have adequate capacity and conform to City standards, to the satisfaction of the City Engineer.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
15. The Applicant shall provide a drainage study with the 1st submittal of Improvement Plans to be reviewed and approved by the City Engineer. The drainage study shall include an analysis that demonstrates that the proposed drainage system (including both permanent and temporary facilities) and the existing system receiving the project drainage have adequate capacity to conform to City standards.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	

Exhibit A

Lakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 4 of 25

Condition	Timing	Responsible Department	Status
16. The Applicant shall provide a post construction Storm Water Quality Plan with the 1st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of the Improvement Plans	Development Engineering & City Engineer	
17. **The Preliminary Utility Plan exhibits (sheets C2, C3, C4, C5, and C6) showing the pipe sizing and alignment for sewer, water, drainage, dry utilities and water quality utilities are not approved. The above utility exhibits shall be updated by technical studies for sewer, water, drainage and storm water quality, and the improvement plans shall incorporate the final sewer, water, drainage, and storm water quality study findings, to the satisfaction of the City Engineer.	Prior to Improvement Plan Approval	Community Development Dept. & City Engineer	
18. *The Applicant shall submit a soils report prepared by a soils engineer for the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The report shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering & City Engineer	
19. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of Offsite Improvement Plans that Affect Regulated Resources.	Planning	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 5 of 25

Condition	Timing	Responsible Department	Status
20. Prior to the approval of a grading permit, the Applicant shall provide the City with a copy of their approved and/or amended 404 Permit.	Prior to approval of Improvement Plans that affect the Regulated Resources or Final Map, whichever Occurs First	Community Development	
21. **The Applicant shall inventory the two oak trees that will be removed as a result of development within the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and shall mitigate loss of the on-site oak trees through either the planting of replacement oak trees within the Lakeside 6, Phases 7 & 8, Vesting Tentative Subdivision Map open space areas or through the payment of the Protected Oak Tree Removal Mitigation Fee as set forth in the Lincoln Municipal Code and Master Fee Schedule. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to Approval of Improvement Plans and Final Map	Community Development	
STORM WATER QUALITY/GRADING/DRAINAGE			
22. ** The design engineer shall submit for review by the City, revised and updated storm water quality templates which comply with the MS4 permit and the improvement plans shall be consistent with the revised templates. All design criteria shall comply with City Standards, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in loss of lots.	Prior to Approval of Improvement Plans	Community Development & City Engineer	
23. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase II Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 6 of 25

Condition	Timing	Responsible Department	Status
24. The Applicant shall submit a post construction Erosion Control Plan and SWPPP for each phase of construction for City approval. The Plan shall include Best Management Practices (BMP's) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques may be based upon geotechnical reports and shall comply with the adopted City standards.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	
25. For a development application that involve less than 1 acre of grading, the Applicant shall submit an erosion control plan with Improvement Plans to the City for review and approval and shall implement the approved erosion control plan. The erosion control plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
26. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Culvert alignment shall match the directional trend of the natural channel as closely as possible at both the upstream and downstream sides of the natural swale. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to Approval of Improvement Plans and Final Map	City Engineer	
27. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to Approval of Improvement Plans	City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 7 of 25

Condition	Timing	Responsible Department	Status
28. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to Approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
29. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements.	Prior to Approval of Improvement Plans	City Engineer	
30. ** The Applicant shall provide maintenance of the storm water quality facilities (including but not limited to bioretention ponds) and a warranty security for a two (2) year period after the notice of completion. The maintenance shall include but not limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
31. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvement Plans	City Engineer	
32. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any Blasting Activities	Community Development, City Engineer, Police, Fire Department	
33. The Applicant shall provide a grading and erosion control security in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the Issuance of the Grading Permit.	City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 8 of 25

Condition	Timing	Responsible Department	Status
34. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
35. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
36. **Applicant shall design and construct fencing consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and the amended Lincoln Aircenter General Development Plan as follows: <ul style="list-style-type: none"> a. Construct open metal fencing along all open space to match existing fencing b. Construct good neighbor fencing between residential lots. c. Construct a 6-foot masonry fence along westerly property line adjacent to the industrial zoning and along the south side yard of lots 33 and 34 adjacent to Lincoln Airpark Drive. d. Construct open metal fencing to protect the bioretention LID lots if the City determines during the improvement plan design that it is required. Construct all fencing in accordance with Plans and specifications approved by the City Engineer.	Prior to Improvement Plan Approval & Construction	Community Development & City Engineer	
37. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map, amended Lincoln Aircenter General Development Plan, and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development & City Engineer	

Exhibit ALakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval
Page 9 of 25

Condition	Timing	Responsible Department	Status
FLOODPLAIN/WETLANDS			
38. All future grading shown on the vesting tentative subdivision map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements and drainage study.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
39. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development & City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			
40. *The configuration, structural sections, location, and timing of street improvements shall be as set forth in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and approved by the City engineer.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
41. *The applicant shall design and construct the streets consistent with the Lakeside 6, Phases 7 & 8 Vesting Tentative Map Preliminary Street Section exhibits attached to the Vesting Tentative Subdivision Map or as approved by the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
42. **Applicant shall connect the proposed emergency vehicle access shown on the tentative map at the south end of the Lebourget Ct. Cul-de-sac and construct a sidewalk connection to the existing sidewalk on the north side of Lincoln Airpark Dr. (east of this property). Due to the proposed utilities between the cul-de-sac and Lincoln Airpark Dr., the width of the paved area over the utilities is subject to the approval of the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer	
43. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering & City Engineer	

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Lakeside 6, Phases 7 & 8 Specific Development Plan and Development Permit Conditions of Approval

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Condition	Timing	Responsible Department	Status
44. **The Applicant shall design and construct ADA compliant ramps to allow movement of pedestrians and bicycles from sidewalks to on-street bike lanes and street crossings within the subdivision for pedestrian crossings. Additional ADA compliant ramps shall be provided on the west side of Lebourget Lane as approved by the City Engineer.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
45. **The sidewalk transitions at the north side of Lindberg Lane and east subdivision boundary and the two sidewalk transitions at the end of Lebourget Lane at the east subdivision boundary shall occur within this subdivision boundary, within the shortest distance that is feasible.	Prior to approval of Improvement Plans & Construction	Development Engineering & City Engineer	
46. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer, & Public Services	
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering & City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to Approval of Improvement plans or Final Map	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
50. ** Existing storm drain and sewer stubs shown on the utility exhibit Sheet C3 on Lot 33 shall be removed to the existing sewer manhole and to the proposed storm drain manhole. The alignment of the proposed easterly 12inch storm drain line along lot 33 shall be designed and constructed generally parallel to the existing private property line of Lincoln Airpark Drive.	Prior to approval of Improvement Plans or Final Map	Development Engineering & City Engineer	
FIRE			
51. The design, layout and line capacity of water and hydrant systems shall be subject to approval of the City Engineer in consultation with the Fire Chief prior to approval of design of the water system.	Prior to approval of Improvement Plans & Construction	Development Engineering, City Engineer, & Fire Department	
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer, & Fire Department	
53. Consistent with the locations provided in the approved Vesting Tentative Subdivision Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer, & Fire Department	
LANDSCAPING			
54. ** The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth the trees in accordance with the adopted amended Lincoln Aircenter General Development Plan and the required storm water quality LID trees planted for Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
55. ** Any structures as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development & City Engineer	
56. **As shown in the Lakeside 6, Phases 7 & 8 Vesting Tentative Subdivision Map and specified in the amended Lincoln Aircenter General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, bioretention pond planting, prepared by a registered landscape architect. The Landscape Plans shall be to the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Landscape Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, bioretention pond plantings, wildlife and view sheds. The Landscape Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, Storm Water Quality Design Manual implementing low impact development (LID) compliant to MS-4 requirements, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The Applicant may be required to incorporate the use of non-potable water into the Irrigation Plans, if available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Community Development, City Engineer, & Public Services	

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Condition	Timing	Responsible Department	Status
LIGHTING/DESIGN			
57. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the amended Lincoln Aircenter General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to Approval of Improvement Plans and Final Map	Development Engineering & City Engineer	
IMPROVEMENT PLAN NOTES			
<p>58. Dust control measures shall be established prior to construction of any development pursuant to the requirements of the SWPPP plan and any Mitigation Monitoring Plan. Additional dust control measures may be required by the City Engineer based upon site conditions.</p> <p>The following note shall be added to the Grading and/or Improvement Plans:</p> <p>“To minimize dust/grading impacts during construction, the Applicant shall:</p> <ol style="list-style-type: none"> Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. The grading shall comply with the Mitigation Monitoring Program.” 	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
<p>59. A note shall be added to the Grading Plans that states:</p> <p>“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
<p>60. A note shall be added to the Improvement Plans:</p> <p>“Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours.”</p> <p>“Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”</p>	Prior to Approval of Improvement Plans	Community Development & City Engineer	
<p>61. A note shall be added to the Improvement Plans:</p> <p>“All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
<p>62. A note shall be added to the Improvement Plans:</p> <p>“Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule Public Services Department at 434-2450 for disinfection and testing.”</p>	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	

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Condition	Timing	Responsible Department	Status
63. A note shall be added to the Improvement Plans: “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to Approval of Improvement Plans	Community Development & City Engineer	
64. A note shall be added to the Improvement Plans: “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to Approval of Improvement Plans	Development Engineering & City Engineer	
65. A note shall be added to the Improvement Plans: “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City’s Fire Department City Engineer prior to each phase of construction.”	Prior to Approval of Improvement Plans	Development Engineering, City Engineer, & Fire Department	
FINAL MAP			
66. Prior to the approval of the Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map Approval	Community Development, City Engineer	

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Condition	Timing	Responsible Department	Status
67. Arrangements shall be made by the Applicant during the review of Final Map by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map Approval	Community Development & City Engineer	
68. ** The Applicant and the City shall work cooperatively to acquire the necessary Right-of-Way for McClain Drive from the Mercy property. The Applicant shall also acquire the necessary Right-Of-Way for the south side of Lindbergh Lane along the north frontage of the Mercy property. In the event that the south side of Lindbergh Lane Right-of-Way is not obtained prior to the approval of the Final Map, the Applicant shall: a. Redesign/relocate the proposed underground utilities that are planned to be located within that portion of the south side of Lindbergh Lane Right-of-Way that lies between the center line of McClain Drive and the west property line of the Mercy property to the satisfaction of the City Engineer.	Prior to Submittal of Improvement Plans	Community Development & City Engineer	
69. ** Portions of the 12.5 Public Utility easements shown in the lettered lots for the bioretention ponds shall be eliminated or narrowed to eliminate conflict with these ponds or as approved by the City Engineer.	Prior to Approval of Improvement Plans & Final Map	City Engineer	
70. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Map.	Prior to Final Map Approval	Community Development & City Engineer	
71. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map Approval	Community Development & City Engineer	

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Condition	Timing	Responsible Department	Status
72. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utility easements (PUE’s) located along public roads.	Prior to Final Map Approval	Development Engineering & City Engineer	
73. The Owner shall consent to the City’s formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map Approval	Community Development & City Engineer	
74. The Applicant/Owner shall provide a funding mechanism for the annual maintenance and operation of public street lights, open space, storm water quality facilities, storm drain facilities, detention, and retention facilities. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City’s Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually, the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. The Applicant/Owner shall annex into a maintenance CFD, as selected by City.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services, & City Engineer	
75. The Applicant shall participate in the City’s Public Facilities Element (PFE) Fee program current at the issuance of each building permit.	Issuance of each Building Permit.	Community Development	
76. ** The project shall provide an Avigation Easement to the benefit of the City in accordance with the Placer County Comprehensive Airport Land Use Plan.	Prior to Final Map Approval	Community Development	

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77. ** A copy of the Covenants, Conditions, and Restrictions (CC&R's) shall be provided by the Applicant to the Community Development Department for review and approval prior to the recordation of the Final Map. Due to the project area adjoining a portion of the unincorporated County, which carries an agricultural zoning designation, the Applicant shall include within the CC&R's information of the potential for nearby farming activities and of the County's Right-to-Farm ordinance, which states that residents should be prepared to accept nuisances associated with agricultural activities. In addition, each buyer shall be required to execute a verification that they have received and reviewed the information concerning Placer County's Right-to-Farm ordinance and a copy of the County's then current Right-to-Farm ordinance.	Prior to Final Map Approval	Community Development	
78. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter not regulated by the City of Lincoln.	Prior to Final Map Approval	Community Development	
79. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Vesting Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance	Prior to Final Map Approval	Development Engineering & City Engineer	
80. The Applicant shall provide to the City Engineer copies of the Final Map after the City Engineer's approval but prior to City Council approval: <ul style="list-style-type: none"> Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF One plot or print of the submittal 	Prior to Final Map Approval	Development Engineering & City Engineer	
81. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering & City Engineer	
82. Dedicate rights of ways and easements for public improvements required to serve the lots shown on the Final Subdivision Map and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with Filing the Final Map with the City Council.	Development Engineering & City Engineer	

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83. ** Dedicate Irrevocable Offer of Dedication on the final map for the six (6) bioretention pond lettered lots required to serve the subdivision to satisfy the MS-4 requirements. The acceptance by the City shall occur after the two (2) year warranty has expired and the conditions contained in the City's storm water quality agreement have been satisfied, to the satisfaction of the City Engineer.	Prior to Final Map Approval	Development Engineering & City Engineer	
84. ** The Applicant shall prepare a Water Quality Maintenance and Operation Plan for bioretention storm water quality & LID improvement facilities in the IOD lettered Lots A, B, C, D, and E. The Maintenance and Operation Plan shall contain as a minimum, but not limited to, a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department prior to the City's acceptance of the storm water quality lots following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer & Public Services	
85. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after Recordation of Final Map	Development Engineering & City Engineer	
PRIOR TO CONSTRUCTION			
86. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way, lettered lots, or public easements.	Prior to Beginning Construction	City Engineer	
87. The Applicant, before performing construction activities within the project area shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any Construction Activity	City Engineer & Fire Department	

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88. ** The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project persons in responsible charge shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner. Special attention regarding design issues between dry utilities and the water quality LID lots is needed because new criteria interface may be necessary.	Prior to Construction	City Engineer	
89. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any Construction	City Engineer	
90. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any Construction	City Engineer	
91. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, handicapped accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any Construction	Community Development	
DURING CONSTRUCTION			
92. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	

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93. The Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action. The geotechnical analysis shall also include soil information needed for input into the storm water quality templates (MS4) if required.	During Construction	Building Official & City Engineer	
94. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the SWPPP permit, as modified by the City Engineer as deemed necessary based upon field conditions.	During construction	City Engineer	
95. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	
96. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and During Construction	Building	
97. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During Construction	Building	

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PRIOR TO ACCEPTANCE			
98. ** The Applicant shall provide any revisions to the Water Quality Maintenance and Operation Plan for bioretention storm water quality & LID improvement facilities in the IOD lettered Lots A, B, C, D, and E. The Maintenance and Operation Plan revisions shall be subject to approval of the Public Services Department prior to the City's acceptance of the storm water quality lots following the two (2) year maintenance period.	Prior to Acceptance of Improvements	City Engineer & Public Services	
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
100. The Applicant, through their engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The Applicant shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. ** When improvements to the storm water quality bioretention & LID areas have been completed and following the two (2) year required maintenance period where the water quality bioretention & LID areas have be maintained to the satisfaction of the City Engineer and Public Services, the improved property shall be conveyed by a grant deed to the City for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the full cost associated with this dedication. The Applicant shall be responsible for payment of costs of maintenance until such time as the City begins collecting funds for this maintenance.	Prior to the Acceptance of Improvements	City Engineer & Public Services	

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105. The contractor shall be responsible for the televising of all sewer collection and conveyance facilities. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to Approval of Plot Plans	Building, Development Engineering	
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to Issuance of Building Permits	Building	
108. ** Typical Landscape Plans, in conformance with the requirements set forth in the City's Water Efficient Landscape Ordinance, shall be submitted for private front and rear yard landscaping to comply with the MS4 requirements prior to issuance of Building Permits for homes. Additional Bioretention Landscape Plans, prepared by a registered landscape architect, shall be submitted for the six (6) bioretention pond lettered lots required to serve the subdivision. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards and water quality MS4 permit.	Prior to Issuance of Building Permits	Community Development	

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109. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permits	Community Development, Police Department	
110. Air conditioning units and other ground mounted equipment are prohibited within the required side yard setback. A four foot separation between side property lines and all buildings and/or structures shall be maintained at all times to ensure adequate public safety access to the residences.	Prior to issuance of Building Permits	Community Development	
111. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
112. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
113. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
114. The project is not dedicating park land as part of the tentative map. The Applicant shall be subject to payment of the City's Park In-Lieu Fee. The amount due for the park in-lieu fee shall be determined in accordance with the provisions of the City's Municipal Code, prior to the recordation of a final map and paid the time of issuance of a building permit for each dwelling.	Prior to issuance of Building Permits	Building	
115. The development of residential dwelling units shall be subject to the Design Review process, as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	

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116. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to the issuance of the Building Permits	Building	
PRIOR TO OCCUPANCY			
117. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2016 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection/ Occupancy	Building	

RESULTANT PARCEL 'A' AS SHOWN ON DOC. 2006-0029420 O.R.P.C.



PLEASE REFER TO THE GENERAL PLAN AND ZONING
AMENDMENTS FOR DENSITY, AND ADDITIONAL
PROJECT INFORMATION.

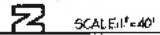
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- ### ABBREVIATIONS

F.W.S. FRONT YARD SETBACK
 L. LENGTH
 F.W.S. PUBLIC UTILITIES EASEMENT
 R. RADIAN
 RAN. WIDTH OF WAY
 R.Y.S. REAR YARD SETBACK
 B.O.S. STORM DRAIN BACKSET
 S.T.A. SIDE YARD SETBACK
 S.T.A. STREET CROSS YARD SETBACK
 T.S.A. TO THE ADJACENT
 TYP. TYPICAL

R.A.E. RECIPROCAL ACCESS BACKSET
 LINCOLN



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the gregory group

Lakeside 6

Prepared for Mourier Investments, LLC

Lincoln, California

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Objective

This analysis was prepared by The Gregory Group, a market research firm that specializes in providing information and consulting services to the building industry. The Gregory Group provides quarterly market analysis for the nation, the state of California and the MSAs of California; compiles a quarterly new-home database for MSA's within the State of California and performs consulting and feasibility analysis throughout the western United States.

The Gregory Group was commissioned by Mourier Investments, LLC to perform this Market Assessment related to Lakeside 6 in the city of Lincoln. The primary objective of this analysis was to provide an overview of new and existing housing within the city of Lincoln in order to help in determining whether the subject site should retain its HDR zoning or whether a rezone to MDR will jeopardize the city's ability to provide adequate HDR zoned land to accommodate existing and future demand for its residents.

The subject parcel is located north of Lincoln Airpark Drive at the northern Terminus of McClain Drive in the city of Lincoln. The site is 11.2-acres and is within the Lakeside planned development. The purpose of this analysis is to review the subject site and provide pricing and absorption for both development scenarios; HDR and MDR. For purposes of this analysis, HDR (High Density Residential) is considered to be attached, for-sale housing at 15.0 units per acre and attached, for-rent housing at 15.0 units per acre and MDR (Medium Density Development) is considered to be detached, for-sale housing at 8.0 units per acre (approximately 3,500 square foot lots). In addition, attached, for-rent housing is also considered at 20.2 units per acre with a 35% bonus in units for offering either 11% of the units as Very-Low Income or 20% of the units as Low Income.

Contact Information

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Executive Summary

General Conclusions

- The real estate market in the Sacramento region is transitioning from a period of recession (where very little new-home construction and virtually no multi-family development occurred) to a period of stability (where the region began to regain its economic footing) to growth mode (with significant increases in both new-home sales and multi-family, for-rent development). While some parts of the country and California (i.e. Silicon Valley, San Francisco, Irvine, etc.) have been experiencing growth for some time, greater affordability is finally resulting in greater activity in inland areas of California (including Sacramento).
- Despite a sometimes bumpy road, the overall strength in the economy is evident with strong employment growth in the Sacramento region (an annual average of 23,000 new jobs for the previous four years), significant household formation (after years of stagnant formations) and finally, an acceleration in wage growth (an average increase of 3.5% during the previous four quarters).
- There has been a lot of talk about millennials and their unpredictability when it comes to housing. Given the sheer size of the generation (23 year olds are the largest age group in the nation), their decision about housing has great influence. While it is true that older millennials (30-years of age and older) are beginning to reengage in the for-sale housing market, many are still fundamentally opposed to the purchase of a new-home (due to debt levels, physiological scars, etc.). Younger millennials on the other hand, are much less inclined to purchase housing and have a much greater propensity to rent. This is evident in Sacramento, especially in areas like mid-town and suburban areas that offer more innovative product types and urban type living in suburban locations.
- However, two additional factors are relevant both in Sacramento and nationally. First, the lingering effects of the Great Recession are still influencing buyers attitudes with some still nervous from previous investments in housing and others who are choosing a more flexible lifestyle and the ability to quickly move or “lock-and-leave”. Secondly, older Americans (trailing Gen-X and Baby-Boomers) are seeking out more sophisticated living environments, in both large cities and suburban markets. It is clear that the greater the distance from the recession, the greater is the awareness that buyer attitudes in what they want in a new-home have fundamentally changed; what hasn’t seemed to change is the overriding desire of most people to purchase a home.

- There has been a lot of talk about the lack of the San Francisco Bay Area buyer moving to the Sacramento region and their reluctance to purchase housing. However, there is increasing evidence (especially during the previous six to nine months) that the San Francisco buyer is re-engaging in the Sacramento housing market. Conversations with sales agents, sales and marketing managers, builders and resale agents and brokers confirm that traffic and sales from Bay Area residents has increased during the past six to nine months.
- San Francisco Bay Area traffic accounted for approximately 10 to 20% of traffic to new-home projects during the previous two years and it is estimated that Bay Area traffic has increased up to 40 to 60% during the past six to nine months. Similarly, resale agents are also stating that the number of homebuyers interested in Sacramento housing has increased recently and they are spending more time showing Bay Area buyers homes in Sacramento than at anytime since the Great Recession.
- This trend of Bay Area buyers to Sacramento generally started with the 55+ aged buyer selling a home with a significant amount of equity and looking in areas like El Dorado Hills, Granite Bay and Rocklin; but there is now a “trickling-down” to a greater diversity of buyers (all age groups looking in all areas of Sacramento—i.e. Laguna, Natomas, Lincoln, Rancho Cordova as well as El Dorado Hills and Rocklin) especially as the Sacramento job market continues to improve, wages continue to increase and there is a greater availability of housing options in the region.

Lincoln

- **December 2014 brought a new dynamic to the industry as sales agents began, for the first time since the Great Recession, to report strong traffic levels coupled with a superior quality of traffic which ultimately translated into increasing sales. Q1/2015 resulted in 1,036 sales, Q2/2015 resulted in 1,096 sales, Q3/2015 resulted in 805 sales and Q4/2015 resulted in 1,040 sales; a 2015 total of 3,977 sales. New-home sales in 2015 are up 45% from 2014.**
- **The upward trajectory continued in the first quarter of 2016; the average price of a new home increased to \$484,776 (up by 6.7% compared to the 1st quarter of 2015) and quarter sales are up 30.5% to 1,352 year-over-year (the highest 1st quarter total since 2007). Price increases are expected to remain moderate this year and to be more closely linked to the rise in income levels.**
- In addition, there were a total of 28,880 existing home sales this year in the four-county Sacramento region (this is a very healthy level of resales and better than 2001 and 2002 and on par with 2003). The average price of an existing home is \$360,611 (this is still approximately 79% of the all time high during the housing bubble and far less than the new-home percentage to the all time high of 97%).
- Given the more rapid increase in new-home price as compared to existing homes, it is interesting to note that from 2001 through 2006 the average price difference between a new-home and an existing-home was 22%; however, from 2012 through 2015 the average difference has increased to 34%. This has had the effect of first, pricing many buyers out of the new-home market (given the more rapid price increase) and secondly, “incentivizing” buyers to pursue an existing home rather than a new-home (one of the reasons why existing homes sales are healthy). The result has been a clear lack of resale inventory and exceptionally low Days on Market.
- Specific to the city of Lincoln, the average price of an existing home is \$421,588; which is 26% less than the average new-home price in Lincoln--\$568,430 (a reflection of move-up housing and semi-custom production housing in the city). Finally, Lincoln also posts an extremely healthy 22 Days On Market for existing Homes (a result of very low levels of inventory and high desirability).
- While Lincoln was originally an affordable option for new-home buyers who desired to live in Placer County, new-home development within Lincoln (and Placer County) has become more nuanced; infill development is becoming more popular and situated within existing commercial and older residential uses as master planned community development continues in areas east of Highway 65 in communities such as Twelve Bridges, Catta Verdera and Whitney Ranch and “in-fill” type develop is occurring in the areas of Lincoln and Rocklin east of Highway 65 and in communities that are not within master plans.

- Since 2005, the city of Lincoln has sold a total of 344 attached homes (these attached homes were all sold between 2005 and 2009 and all of the projects had begun sales during the housing boom of the mid-2000's). However, in total, the city of Lincoln sold 5,007 homes during the eleven year period between 2005 and 2015 and attached sales accounted for only 6.9% of those sales. Furthermore, during the same time period there were 764 small-lot detached homes sold (detached new-homes situated on lots sized at less than 4,000 square feet), representing 15.3% of all sales. In total, single-family detached new-homes represent the vast majority of sales in Lincoln with 93.2% of all sales (15.3% for small lot detached homes and 77.8% for homes situated on traditionally sized lots).
- It should be noted that an analysis of existing home values reveals that in the NE Quadrant has the lowest sales price (\$293,978) but due to the smaller home size, an average price per square foot value that is close to the city average (\$193 versus \$196). The West Quadrant (which includes the subject project and Lincoln Crossing) has an average existing home price of \$374,540 (\$160 per square foot) and the SE Quadrant has an average price of \$502,511 (\$247 per square foot) and includes the active-adult community of Sun City Lincoln and the primary move-up communities of Twelve Bridges and Catta Verdera. However, the SE Quadrant with only Sun City has an average price of \$483,591 (\$266 per square foot) and the SE Quadrant with only Twelve Bridges has an average price of \$487,017 (\$181 per square foot).
- A review of attached resales reveals that there were only 20 sales in the West Quadrant during the past 180-days at an average price of \$228,140 (\$153 per square foot). The homes were built on average in 2006 and were on the market for an average of only 16 days. In total, attached sales accounts for only 14% of all sales in the West Quadrant and is positioned substantially less in overall price (\$228,140 versus \$374,540).
- The addition of larger and more sophisticated communities (such as Twelve Bridges and Catta Verdera) have moved Lincoln into a combination of housing options that includes entry-level, move-up and executive move-up (as well as age-restricted, active adult—Sun City Lincoln).
- While affordability is a driver to many projects in Lincoln, pricing of much of the single-family detached for-sale housing is desired (both historically and currently) by an abundance of first-time buyers and first-time move-up buyers as well as move-down, empty-nester and retiree buyers.

- In addition, multi-family development in Sacramento has comeback so strong that Axiometrics has declared the area the strongest multi-family, for-rent metro region in the nation. According to the Axiometrics information, **Sacramento posts an annual effective rent growth rate of 11.6% year-over-year**; greater than such communities as Portland, OR, Seattle, WA, and Los Angeles, CA (the national average is only 4.1%). **Other factors in the calculation include occupancy rate with Sacramento at 96.0% (the national average is 95.0%) and revenue growth with Sacramento at 11.7% (the national average is 4.1%).**
- Further evidence of the strength of the Sacramento multi-family market can be seen in more recent numbers; Colliers International says that the **average rent has increased 8.9% in the past 12-months and that the market occupancy is 97.3%** (an astoundingly high occupancy level when considering the great diversity of rental properties and project locations). A recent report by Cushman and Wakefield also states that the average rent in the region is currently \$1,224 per month, an increase of 27.5% since 2012.
- Furthermore, given the substantial shifting demographics (increasing numbers of aging baby-boomers and younger millennials) it is projected that there will be an increased demand for first-time and move-down, empty-nester and retiree housing. In fact, buyers to the new-home communities in the city of Lincoln are a combination of first-time and first-time move-up buyers (purchasing resales homes in Lincoln Crossing and new-homes in Sorrento), traditional move-up buyers (purchasing homes in Twelve Bridges), executive housing buyers (in Catta Verdera) and empty-nester, move-down and retiree buyers (purchasing throughout Lincoln and also in Sun City Lincoln).
- However, an analysis of suburban type communities in Lincoln and other areas throughout the Sacramento region shows that the majority of those buyers are seeking detached housing options. They may seek attached housing based on pure affordability, but often desire a location for attached housing that is more urban in orientation.
- While there are retirees who do not work or pre-retirees (some of whom telecommute), the majority of working people in the city of Lincoln commute to either the Highway 65/Douglas Boulevard corridor or along Highway 80 toward downtown Sacramento.
- Traffic through downtown Lincoln used to be horrific as Old Highway 65 was the direct route from Placer County to Sutter and Yuba Counties; however, with the completion of Highway 65 bypass in 2012, traffic through the city of Lincoln has been diverted. Unfortunately, the commute to work in Placer County along Highway 65 heading south can still be impacted due to a greater number of people, higher employment and an only two-lane highway.

- Historically, Lincoln has been priced lower than the communities of Rocklin and Roseville. It is important to recognize that while this has fundamentally changed for “specialized” communities and projects situated on the east side of Highway 65 that offer terrain (i.e. semi-custom and custom housing in Catta Verdera, Twelve Bridges with varying terrain and the age-restricted, active adult community of Sun City Lincoln), it remains largely true for the traditional communities in Lincoln (Lakeside, Sorrento and Lincoln Crossing).
- The new-home communities within Roseville and Rocklin also tend to get more qualified buyers, both in terms of available cash for a down payment and options and upgrades (as well as premiums) and in credit score. New-home agents and resale brokers have both mentioned the added effort required in order to qualify buyers in Lincoln. The general exception to this is the older, move-down, empty-nester or retiree buyer who is usually more qualified and has enough cash for the purchase (some are paying all cash). However, a majority of buyers are contingent and waiting for an existing home to sell.
- Lincoln has matured as a community (fifteen years ago, Lincoln was the most affordable new-home market in the Sacramento region) and offers a wide range of product types as well as retail, entertainment, parks and open space; and Lincoln continues to be a very popular community within Sacramento. The relatively unique combination of price affordability, livability and close proximity to employment in Placer County attracts a variety of buyers.

Lakeside 6 For-Sale Home Pricing and Absorption

Based on a review of the greater Lincoln competitive marketplace (which includes new-home projects from the city of Lincoln), the following table outlines our pricing and absorption for the two scenarios at the subject project; HDR and MDR housing. The base pricing is net of any incentives (and premiums and options/upgrades) and the absorption is based on sales per week. **It is believed that the pricing and absorption recommendations are viable and appropriate when considering the subject market area and especially given the following factors:**

- **The continuation of new residential growth in the western area of Lincoln (generally west of Highway 65) with significant scale and the addition of more projects in the future.**
- **The overall plan of Lakeside; this includes a good location that provides good access to major employment (in Placer County and including all major transportation corridors—Highway 65, Interstate 80 and the Douglas Boulevard corridor), retail, services and conveniences as well as the integration of open space, walking/hiking trails and recreational uses.**
- **Overall housing market conditions that continue to improve within the Sacramento region, Placer county and the city of Lincoln. This is especially true as the number of Bay Area buyers continues to increase, many of whom are looking for affordable housing opportunities in the Sacramento region.**

The recommended pricing and absorption is below projects within the communities of Catta Verdera and Twelve Bridges (due to the executive style housing being offered) and below the new-home communities in West Lincoln (due to lot size and product considerations). Furthermore, the pricing position is toward the middle of the existing home sales within all of Lincoln, below existing homes sales in the SE Quadrant (well below Sun City Lincoln resales and Twelve Bridges reseals) and competitive with existing home sales in the West and NE Quadrants. Finally, Scenario I (the MDR product) is positioned above the attached resales in the West Quadrant and Scenario II (the HDR product) is positioned competitively with the attached resales in the West Quadrant.

Furthermore, Scenario I (the HDR product) is positioned well below Scenario II (the MDR product); similar to the relationship within the West Quadrant between detached resales and attached resales. While pricing and absorption has been provided for the HDR product and it is believed that the project would sell at the recommended pricing, it is positioned much lower than the MDR product for several reasons:

- **In suburban markets like Lincoln, for-sale attached product is in less demand than detached homes due to the product type being offered (attached with generally more confined spaces), the lack of yard space and the lack of proper project integration (affordable attached projects often lack imagination in community design).**

- Buyers to suburban markets that seek affordability are generally willing to drive (for work and services, etc.) for detached housing (with yard space) and much less inclined to do so for attached housing.
- The greater acceptance and supply of multi-family, for-rent communities that are in more urban communities (either in pure urban locations or communities that provide urban living in suburban locations), the increasingly better design and livability of for-rent housing and the often greater affordability (based on total monthly obligation).
- An inferior location for attached housing that is removed from the ability to walk to community services (retail, restaurants, conveniences, etc.) and may create greater levels of traffic and congestion to a low density residential area.

COMMUNITY DETAILS			PRODUCT SUMMARY						RECOMMENDATIONS													
Community	Builder		Home					Base	Base	Current Add-Ons		Total	Monthly Obligation (Base)			80%						
Location	Master Plan		Size					Price	Price/	Options/		Price/	Monthly	Base	Add	4.00%	Req.					
Product Summary	Sales Summary		Mix	(SF)	Bed	Bath	Levels	Gar	Sq. Ft.	Upgrades	Premiums	Price	HOA	Tax	Tax	Mo. Pmt	Income					
Scenario I (HDR) Lincoln	Mourier Investments, LLC Lakeside 6		42	1,200	2/D	2	1	2	\$220,000	\$183	\$0	\$0	\$220,000	\$183	\$150	1.06%	0.68%	\$1,309	\$50,665			
			42	1,600	3	2.5	2	2	\$240,000	\$150	\$0	\$0	\$240,000	\$150	\$150	1.06%	0.68%	\$1,414	\$54,743			
		Product Type:	Single-Family	Total Units:	168	42	1,800	3/L	2.5	2	2	\$250,000	\$139	\$0	\$0	\$250,000	\$139	\$150	1.06%	0.68%	\$1,467	\$56,782
		Configuration:	Attached Townhome/Carriage		42	2,000	4	3	2	2	\$260,000	\$130	\$0	\$0	\$260,000	\$130	\$150	1.06%	0.68%	\$1,520	\$58,821	
		Lot Dimensions:	--																			
		Lot Size/Density:	15.0																			
Rec. Monthly Abs.:	1.00																					
Totals/Averages:			168	1,650					\$242,500	\$151	\$0	\$0	\$242,500	\$151	\$150	1.06%	0.68%	\$1,427	\$55,253			

COMMUNITY DETAILS			PRODUCT SUMMARY						RECOMMENDATIONS													
Community	Builder		Home					Base	Base	Current Add-Ons		Total	Monthly Obligation (Base)			80%						
Location	Master Plan		Size					Price	Price/	Options/		Price/	Monthly	Base	Add	4.00%	Req.					
Product Summary	Sales Summary		Mix	(SF)	Bed	Bath	Levels	Gar	Sq. Ft.	Upgrades	Premiums	Price	HOA	Tax	Tax	Mo. Pmt	Income					
Scenario II (MDR) Lincoln	Mourier Investments, LLC Lakeside 6		21	1,500	3	2.5	2	2	\$315,000	\$210	\$0	\$0	\$315,000	\$210	\$0	1.06%	0.50%	\$1,612	\$62,400			
			21	1,700	3/D	3	2	2	\$325,000	\$191	\$0	\$0	\$325,000	\$191	\$0	1.06%	0.50%	\$1,663	\$64,381			
		Product Type:	Single-Family	Total Units:	85	21	1,900	4	3	2	2	\$335,000	\$176	\$0	\$0	\$335,000	\$176	\$0	1.06%	0.50%	\$1,714	\$66,362
		Configuration:	Small-Lot Detached		22	2,100	4/L	3	2	2	\$345,000	\$164	\$0	\$0	\$345,000	\$164	\$0	1.06%	0.50%	\$1,766	\$68,343	
		Lot Dimensions:	--																			
		Lot Size/Density:	6.0																			
Rec. Monthly Abs.:	1.00																					
Totals/Averages:			85	1,800					\$330,000	\$185	\$0	\$0	\$330,000	\$185	\$0	1.06%	0.50%	\$1,689	\$65,372			

Community Summary Table

	COMMUNITY	BUILDER	CITY	PRODUCT TYPE	LOT SIZE/ DENSITY	INVENTORY SUMMARY					MONTHLY SALES SUMMARY		AVERAGE			MONTHLY OBLIGATION			
						UNITS PLANNED	UNITS OFFERED	UNITS SOLD	TOTAL RU	UNSOLD RU	SALES	OVERALL 3 MONTH	HOME SIZE	NET PRICE	NET \$/SF	MONTHLY HOA	BASE TAX	ADD TAX	MONTHLY PAYMENT
40	Lakeside 6 (HDR)	Mourier Investments, LLC	Lincoln	Single-Family/Attached	15.0	168	0	0	168	0	1.00	--	1,650	\$242,500	\$151	\$150	1.06%	0.68%	\$1,427
	SUBJECT SITE TOTALS/AVERAGES:					168	0	0	168	0	1.00	--	1,650	\$242,500	\$151	\$150	1.06%	0.68%	\$1,427
40	Lakeside 6 (MDR)	Mourier Investments, LLC	Lincoln	Single-Family/Small-Lot	8.0	85	0	0	85	0	1.00	--	1,800	\$330,000	\$185	\$0	1.06%	0.50%	\$1,589
	SUBJECT SITE TOTALS/AVERAGES:					85	0	0	85	0	1.00	--	1,800	\$330,000	\$185	\$0	1.06%	0.50%	\$1,589
	COMMUNITY	BUILDER	CITY	PRODUCT TYPE	LOT SIZE/ DENSITY	INVENTORY SUMMARY					WEEKLY SALES SUMMARY		AVERAGE			MONTHLY OBLIGATION			
						UNITS PLANNED	UNITS OFFERED	UNITS SOLD	TOTAL RU	UNSOLD RU	OVERALL 3 MONTH	OVERALL 3 MONTH	HOME SIZE	NET PRICE	NET \$/SF	MONTHLY HOA	BASE TAX	ADD TAX	MONTHLY PAYMENT
PMA	Bellini	Meritage Homes	Lincoln	Single-Family/Traditional	5,500	211	166	146	65	20	1.09	0.76	2,554	\$388,919	\$159	\$0	1.06%	0.62%	\$2,081
	Chelsea	Elliott Homes	Lincoln	Single-Family/Traditional	5,775	98	98	97	1	1	0.59	0.46	1,709	\$404,200	\$243	\$0	1.06%	0.44%	\$2,048
	Executive Series	JVC Homes	Lincoln	Single-Family/Traditional	6,600	291	196	191	100	5	0.41	0.46	3,147	\$487,190	\$159	\$0	1.06%	0.34%	\$2,428
	Innovations	Elliott Homes	Lincoln	Single-Family/Traditional	6,930	193	83	66	127	17	0.58	0.76	2,477	\$524,450	\$215	\$0	1.06%	0.42%	\$2,849
	Twelve Bridges	Carson Homes	Lincoln	Single-Family/Traditional	6,600	19	19	13	6	6	0.43	-0.31	2,561	\$527,821	\$207	\$0	1.06%	0.45%	\$2,678
	Vividai	Meritage Homes	Lincoln	Single-Family/Traditional	6,300	98	98	84	4	4	0.90	1.22	2,502	\$388,150	\$161	\$0	1.06%	0.61%	\$2,074
	NEW-HOME TOTALS/AVERAGES (Lots 4,990 to 7,999 SF):					910	660	607	303	53	0.67	0.58	2,520	\$447,021	\$177	\$0	1.06%	0.48%	\$2,326
	PARAMETERS	DATE RANGE	DOM	YEAR BUILT	LOT SIZE	INVENTORY SUMMARY					SALES SUMMARY		AVERAGE			MONTHLY OBLIGATION			
						UNITS PLANNED	UNITS OFFERED	UNITS SOLD	TOTAL RU	UNSOLD RU	OVERALL 3 MONTH	OVERALL 3 MONTH	HOME SIZE	NET PRICE	NET \$/SF	MONTHLY HOA	BASE TAX	ADD TAX	MONTHLY PAYMENT
Roadies	City of Lincoln	2-17-16 to 5-17-16	22	1996	7,585	--	--	262	--	--	--	--	2,151	\$421,588	\$196	--	--	--	--
	NE Quadrant	2-17-16 to 5-13-16	22	1982	6,858	--	--	32	--	--	--	--	1,520	\$283,878	\$193	--	--	--	--
	SE Quadrant	2-17-16 to 5-17-16	22	2003	6,278	--	--	95	--	--	--	--	2,030	\$502,511	\$247	--	--	--	--
	SE Quadrant (Sun City)	2-18-18 to 5-17-16	21	2002	7,651	--	--	78	--	--	--	--	1,813	\$483,591	\$268	--	--	--	--
	SE Quadrant (Twelve Bridges)	2-23-18 to 4-29-16	23	2006	7,643	--	--	14	--	--	--	--	2,686	\$487,017	\$161	--	--	--	--
	West (Hwy 85) Quadrant	2-17-18 to 5-17-16	20	2005	6,880	--	--	122	--	--	--	--	2,337	\$574,540	\$160	--	--	--	--
	West (Hwy 85 - Attached) Quadrant	1-7-16 to 8-6-16	16	2006	--	--	--	20	--	--	--	--	1,490	\$228,140	\$153	--	--	--	--

Lakeside 6 For-Rent Pricing and Occupancy

The multi-family, for-rent subject project includes a total of 168 units (a density of 15.0 units per acre) with an alternative plan of market rate units and Very-Low Income units and/or Low Income units (a total 226 units with a 35% unit bonus with 11% Very-Low Income units—201 market rate units and an overall density of 20.2 units per acre and/or a total 226 units with a 35% unit bonus with 20% Low Income units—180 market rate units and an overall density of 20.2 units per acre).

Both configurations can offer the same single-level, stacked-flats and a mix of 45% one-bedroom plans (with 700 square feet), 48% two-bedroom plans (with 850 square feet) and seven-percent three-bedroom plans (with 1,100 square feet). Parking is recommended to include detached enclosed and carport structures (one carport as standard and enclosed garages are a premium) and many of the units should offer outside balconies/porches.

Finally, there is recommended that there be a recreation center that includes a leasing office, lounge, kitchen, gym and meeting rooms. The community center will also include a pool and spa and additional outdoor areas that include dining area, bar-be-que and tot lot.

Based on a review of the Lincoln (and Roseville and Rocklin) competitive marketplace, the tables on the following pages outline our rental rates and occupancy recommendations. **It is believed that the pricing and occupancy recommendations are viable and appropriate when considering the subject market area and especially given the following factors:**

- **The continuation of new residential growth in the western area of Lincoln (generally west of Highway 65) with significant scale and the addition of more projects in the future.**
- **The overall plan of Lakeside; this includes a good location that provides good access to major employment (in Placer County and including all major transportation corridors—Highway 65, Interstate 80 and the Douglas Boulevard corridor), retail, services and conveniences as well as the integration of open space, walking/hiking trails and recreational uses.**
- **Overall strong multi-family, for-rent, apartment conditions that continue to improve within the Sacramento region.**
- **A lack of existing and future for-rent, product within the subject market area; there are no substantial projects currently planned within the immediate area of the subject project.**

The recommended rental pricing and occupancy is below projects within the communities of Roseville and Rocklin and comparable to the projects in Lincoln. While pricing and occupancy has been provided for the HDR product (as a multi-family, for-rent apartment development) and it is believed that the project would rent at the recommended pricing, it is positioned more conservatively than more appropriately designed and located projects for several reasons:

- Multi-family, for-rent projects are better positioned along main transportation corridors, within walking distance to retail and conveniences and at the entrance to more traditional housing communities due to density and traffic flows.
- In suburban markets like Lincoln, for-rent attached product is generally in less demand than for-sale homes due to affordability, the more suburban nature of the city, the lack of yard space and the lack of proper project integration (more affordable for-rent projects often lack imagination in community design).
- The greater acceptance and supply of multi-family, for-rent communities that are in more urban communities (either in pure urban locations or communities that provide urban living in suburban locations), the increasingly better design and livability of for-rent housing and the often greater affordability (based on total monthly obligation).
- An inferior location for attached housing that is removed from the ability to walk to community services (retail, restaurants, conveniences, etc.) and may create greater levels of traffic and congestion to a low density residential area.

COMMUNITY DETAILS				PRODUCT SUMMARY							MARKET PRICING SUMMARY						
Community Location	Developer Master Plan	Product Summary	Sales Summary	No.	(%)	Unit Size	Bed	Bath	Levels	Pkg	Base Rent	Base Rent/ Sq. Ft.	Current Incentives			Net Base Rent	Net Base Rent/ Sq. Ft.
				Units	Mix	(SF)							Price Reduction	Options/ Upgrades	Closing \$/ Other		
Subject	Lincoln	Mourier Investments, LLC		102	45%	700	1	1	1	1	\$875	\$1.25	\$0	\$0	\$0	\$875	\$1.25
	Lincoln	Lakeside 6		108	48%	850	2	2	1	1	\$1,000	\$1.18	\$0	\$0	\$0	\$1,000	\$1.18
	Product Type:	Apartment	Total Units:	226	16	7%	1,100	3	2	1	\$1,200	\$1.09	\$0	\$0	\$0	\$1,200	\$1.09
	Configuration:	Flats	(201 MR Units @ VL)														
	Density:	20.2	(180 MR Units @ L)														
	Rec Occupancy:	97%															
Averages:				226	100%	883					\$1,025	\$1.17	\$0	\$0	\$0	\$1,025	\$1.17
Subject	Lincoln	Mourier Investments, LLC		75	45%	700	2	1	1	1	\$975	\$1.39	\$0	\$0	\$0	\$975	\$1.39
	Lincoln	Lakeside 6		80	48%	850	2	2	1	1	\$1,100	\$1.29	\$0	\$0	\$0	\$1,100	\$1.29
	Product Type:	Apartment	Total Units:	168	13	7%	1,100	3	2	1	\$1,300	\$1.18	\$0	\$0	\$0	\$1,300	\$1.18
	Configuration:	Flats															
	Density:	15.0															
	Rec Occupancy:	97%															
Total/Averages:				168		883					\$1,125	\$1.29	\$0	\$0	\$0	\$1,125	\$1.29

Project/ Community	Community Amenities								Building Description
	Bar- Be-Que	Club House	Fit. Center	Sauna	Spa/ Pool	Bus. Center	Gated	Movie Theatre	
Subject Project Lincoln	Y	Y	Y	N	Y	N	N	N	Modern style, multi-color, neutral stucco exterior

Comments: In addition, community amenities are recommended to include garage door openers, and extra covered parking

Project/ Developer/ Community	Unit Amenities								Unit Description
	A/C	Dish- washer	Fire- place	Wash/ Dryer	Micro- wave	Storage	Patio/ balcony	Parking	
Subject Project Lincoln	Y	Y	N	Y	Y	Y	Y	Y	

Comments: In addition, unit amenities are recommended to include: dining areas, ceiling fans (or pre-wired), high-speed internet, modern finishing's, and walk-in closets

Community Summary Table

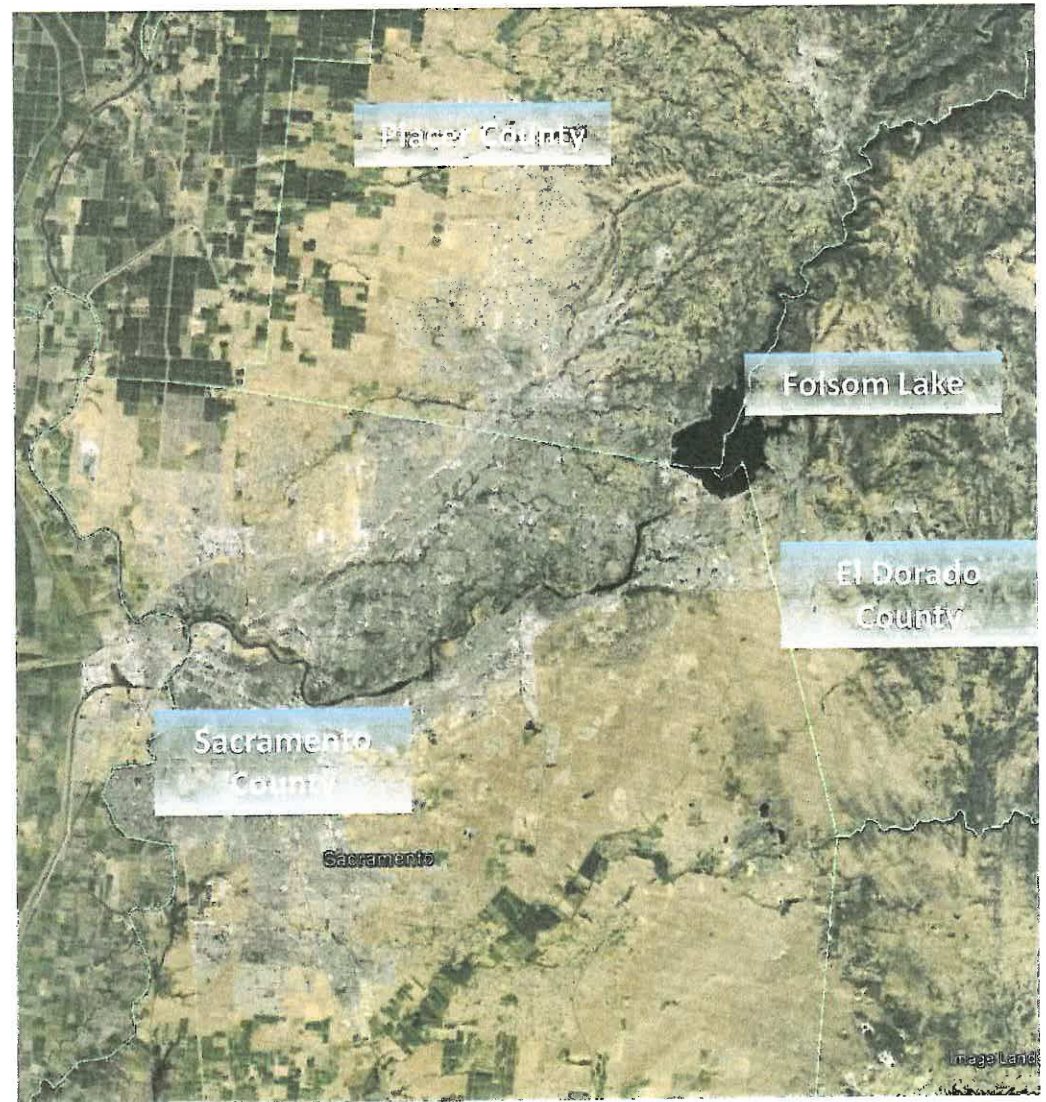
	COMMUNITY	DEVELOPER	CITY	PRODUCT TYPE	DENSITY	INVENTORY SUMMARY			OCCUPANCY SUMMARY		AVERAGE				MONTHLY OBLIGATION			
						TOTAL UNITS	UNITS LEASED	VACANT UNITS	VACANCY	OCCUPANCY	HOME SIZE	BASE RENT	RENT \$/SF	DEPOSIT	GARAGE FEE	PET FEE	LOCATION PREMIUM	MONTHLY PAYMENT
on	Lakeside 6	Maurier Investments, LLC	Lincoln	Flats	20.2	226	--	--	3%	97%	883	\$1,025	\$1.17	\$500	\$0	\$25	\$0	\$1,050
on	Lakeside 6	Maurier Investments, LLC	Lincoln	Flats	15.0	166	--	--	3%	97%	883	\$1,125	\$1.29	\$500	\$0	\$25	\$0	\$1,150
Apartments	Auburn Creek	--	Lincoln	Flats	16.2	240	240	0	0%	100%	860	\$1,005	\$1.17	\$300	\$0	\$0	\$0	\$1,005
	Bridges @ Woodcreek Oaks	ConArm	Roseville	Flats	12.7	185	183	2	1%	99%	993	\$1,815	\$1.85	\$400	\$0	\$20	\$0	\$1,835
	Crocker Oaks	Pacific Housing Inc.	Roseville	Flats	21.1	131	130	1	1%	99%	982	\$1,333	\$1.38	\$500	\$0	\$20	\$0	\$1,353
	Mendian @ Stanford Ranch	FFI Management	Rocklin	Flats	14.8	453	433	20	4%	96%	892	\$1,509	\$1.71	\$433	\$0	\$35	\$0	\$1,544
	Montessa @ Whitney Ranch	Alliance	Rocklin	Flats	7.5	171	165	6	4%	96%	1,116	\$2,038	\$1.83	\$400	\$0	\$35	\$0	\$2,073
	The James	FFI Management	Rocklin	Flats/Townhomes	18.2	186	17	--	--	--	1,072	\$1,872	\$1.94	\$567	\$0	\$35	\$0	\$2,007
APARTMENTS TOTALS/AVERAGES:					15.1	1,366	1,188	28	2%	98%	1,020	\$1,761	\$1.73	\$433	\$0	\$24	\$0	\$1,636

Locational Assessment

Sacramento

The Sacramento MSA consists of four counties; El Dorado, Placer, Sacramento and Yolo. The MSA is home to 2.215 million residents with Placer County accounting for 367,300 of those residents (16.6%). Placer County is typically one of the fastest growing counties in the state and is considered one of the more desirable places to live in California.

- It is anticipated that **population growth will accelerate in the coming years to greater than 1.0%**; with 24,400 new residents in 2016 and 26,200 people in 2017.
- Likewise, **job growth is anticipated to accelerate to 2.4% in 2016 and 2.1% in 2017 (22,300 new jobs in 2016 and 19,500 new jobs in 2017)**. As a result of increasing job growth, the unemployment rate in the Sacramento MSA is anticipated to fall to below 5.0% by 2019.
- More importantly, wages in the Sacramento MSA are approaching a 2.2% increase as of Q1/2016. **This is especially good news considering the lower price of gasoline and an inflation rate that is well below 2.0%.**
- In the coming years, building permits within the Sacramento MSA are anticipated to increase significantly and exceed levels not seen since before the recession. **Building permit growth from 2016 through 2017 is anticipated to be very strong; growth rates of 14.8% (6,987 permits) and 11.6% (7,798 permits) respectively.**



Lincoln

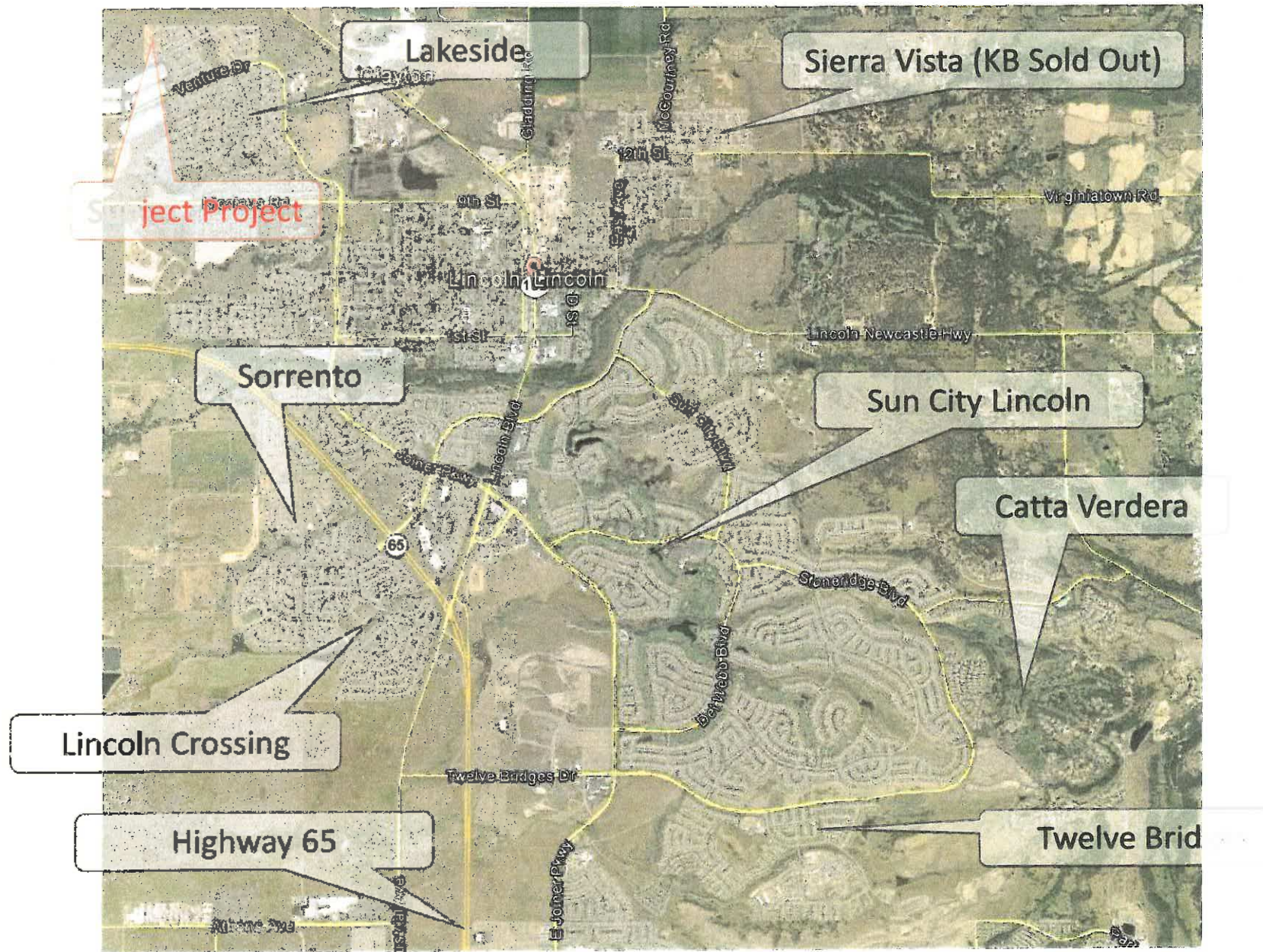
Lincoln consists of a wide variety of housing options including traditional subdivisions and larger lot housing as well as newer custom homes on larger lots and custom lots. Some of the custom lots are within the planned community of Catta Verdera, but there are also custom lots and custom homes situated on individual parcels scattered throughout the area (some on acreage).

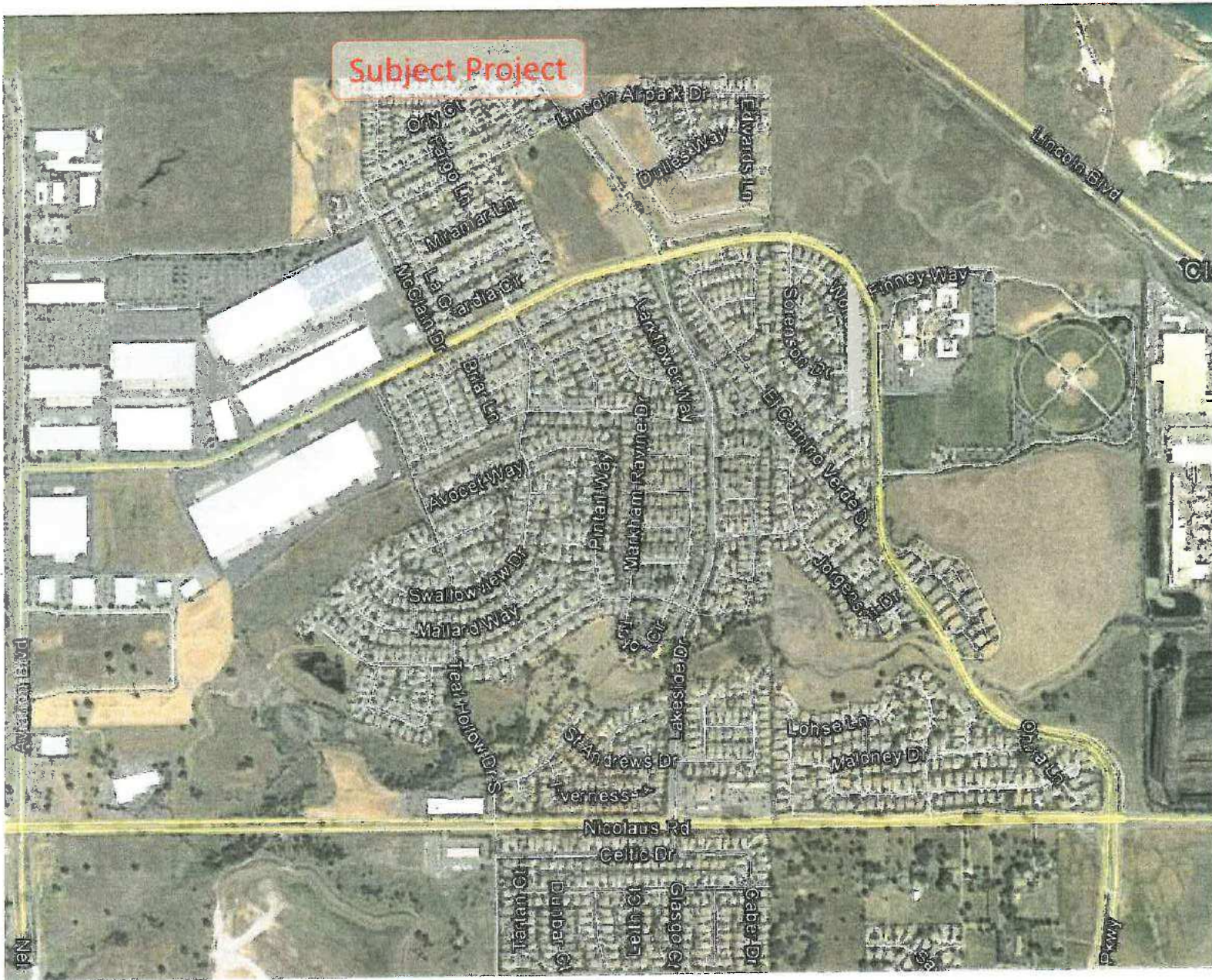
There have been several larger scale, master planned communities developed in Lincoln in the past several years (Twelve Bridges, Sun City Lincoln, Lincoln Crossing, Sorrento and Lakeside) as well as several "infill" developments (KB Sierra Vista and Premier United Gateway). New development in Lincoln (the remainder of Twelve Bridges, Village 1 and Village 6 and Lincoln Ranch) will continue the development of larger master planned communities.

Given its location, a balance between affordability and livability and overall desirability, Lincoln is a community that many people aspire to live in:

- **It provides a more quiet, less hectic and rural lifestyle that is still within close proximity to all of Placer County**
- **Provides a variety of housing options including existing housing, master planned community living, larger production housing (often semi-custom homes), custom lot opportunities and traditional subdivision housing**
- **Convenient with close proximity to local services and conveniences as well as employment and the major transportation corridors throughout the region**

To best analyze the subject project, the competitive market area includes for-sale projects from within the city of Lincoln. While both Roseville and Rocklin are popular areas, these communities are generally much higher priced and therefore not directly comparable. While some buyers look at housing in Lincoln and decide to purchase in Roseville or Rocklin, it is believed that those buyers who desire the right balance of affordability, livability and the ability to qualify, will choose Lincoln. In addition, the competitive market area includes for-rent projects from the cities of Lincoln, Roseville and Rocklin (due to the lack of competitive for-rent projects in Lincoln).

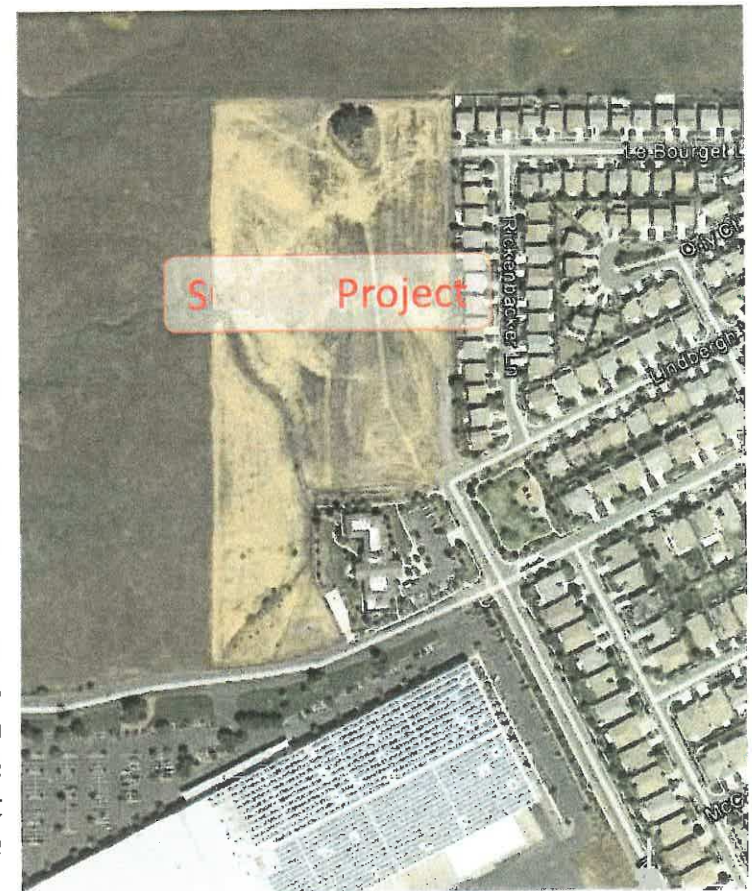




Lakeside 6

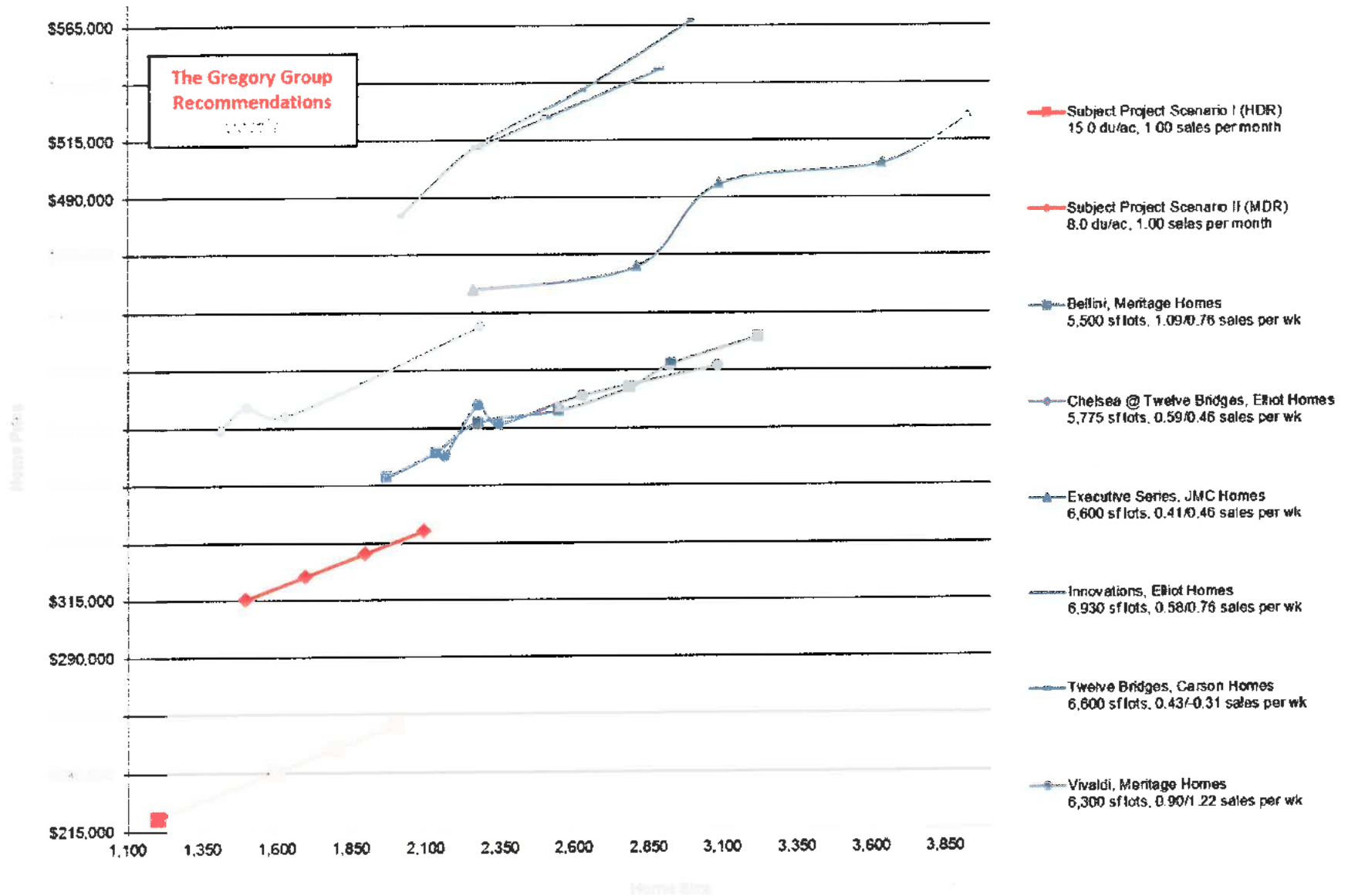
The subject parcel is located north of Lincoln Airpark Drive at the northern Terminus of McClain Drive in the city of Lincoln. The site is surrounded by residential uses (primarily to the east), commercial and industrial uses (to the south and west), the Lincoln Regional Airport (approximately one-half mile further to the west) and open space/farm land to the north. The majority of the recent development (within the previous ten years) that is located north of Nicolaus Road between Aviation Boulevard and Lincoln Boulevard is single-family detached homes that are situated on standard sized lots. The subject site is 11.2-acres and is within the Lakeside planned development. Two scenarios are being considered for the subject site; HDR (attached, for-sale housing at 15.0 units per acre) and MDR (detached, for-sale housing at 8.0 units per acre--approximately 3,500 square foot lots).

- The subject site offers a location that is adjacent to homes on standard sized lots and recently developed new-home product and open space/farm land. While there are schools and parks (including a regional park) within the larger community, only a small pocket park is within walking distance. There are limited conveniences at Lakeside Drive and Nicolaus Road, but major services are further to the east and south in Lincoln.
- Within master planned communities, higher density attached for-sale and for-rent housing is traditionally located closer to a Town Center, walking distance to local conveniences, locations that provide direct access to transportation routes (including public transportation) and in areas that provide transitions from more dense housing and other uses to less dense residential uses. The subject site provides few of the benefits normally associated with higher density development.
- The subject site is adjacent to commercial/industrial uses and a small regional airport and in more urban or denser locations this would encourage higher density development. However, given the subject location within standard lot product and at the northern edge of the city (next to open space), is believed that higher density attached development is not the best use of the site.

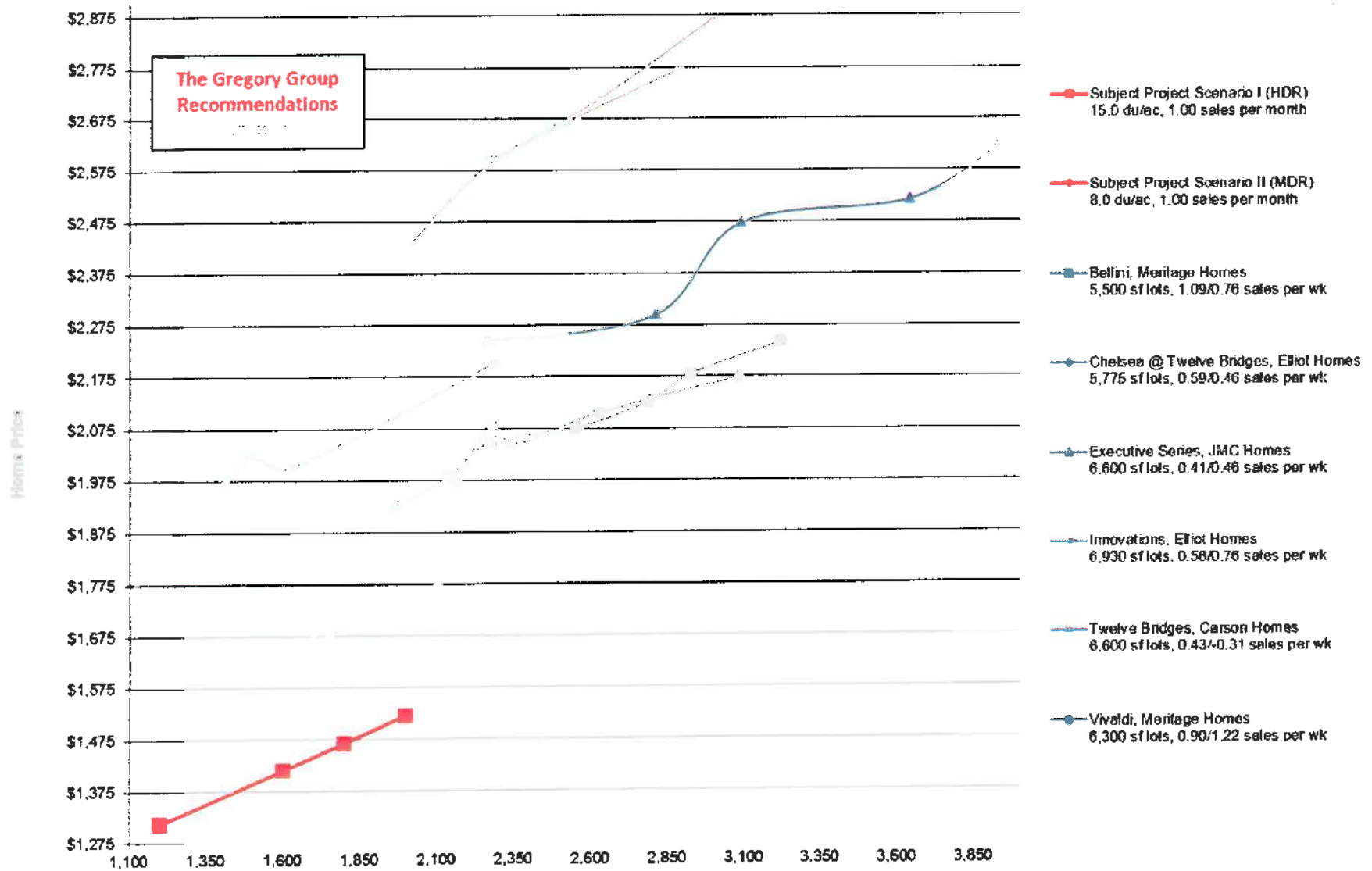


Competitive Housing Analysis, For-Sale

COMPETITIVE DEVELOPMENTS – NET PRICING



COMPETITIVE DEVELOPMENTS – MONTHLY OBLIGATION

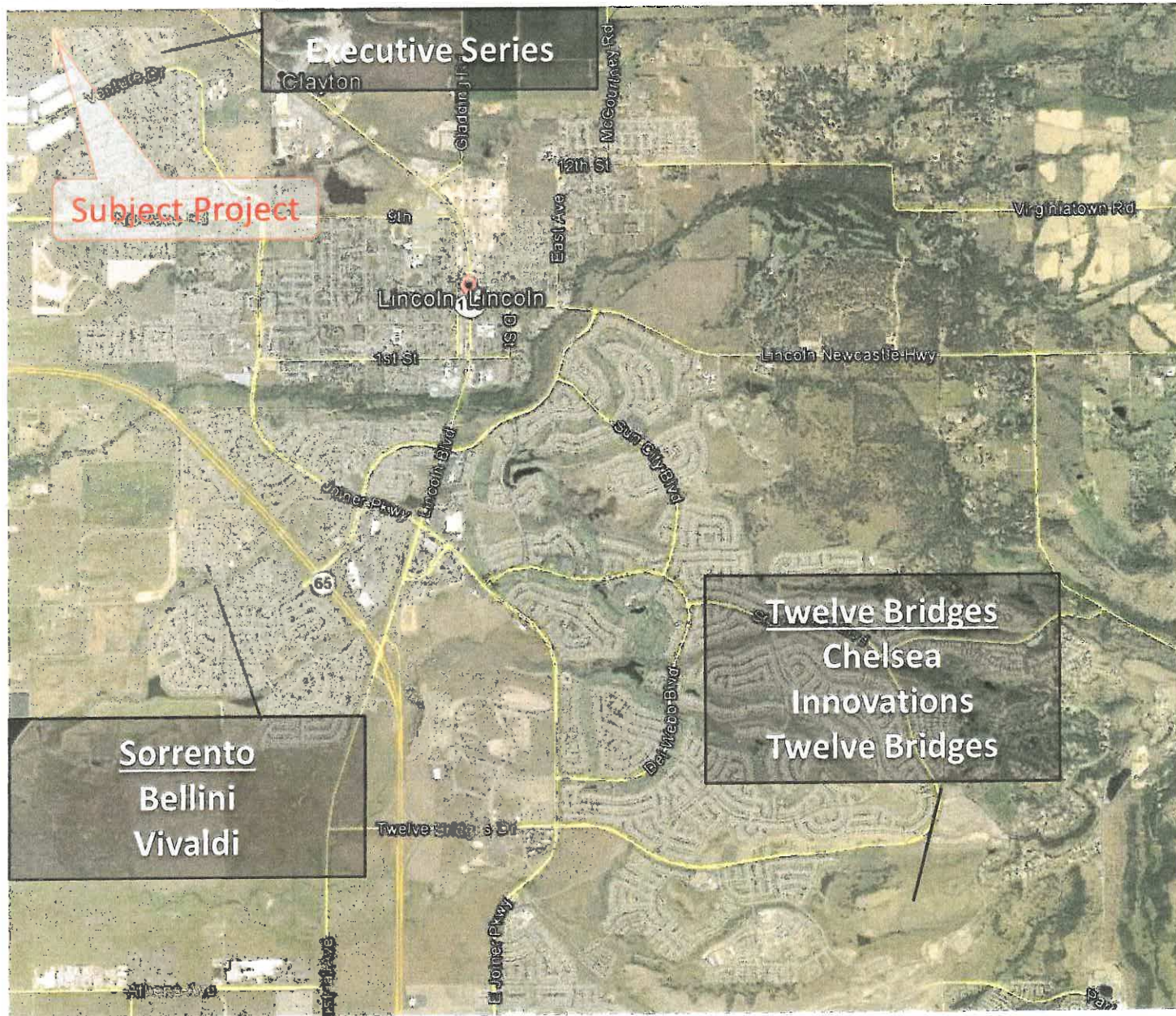


Primary Market Area

COMMUNITY DETAILS					PRODUCT SUMMARY					MARKET PRICING SUMMARY																		
Community Location	Builder Master Plan	Home Size (SF)	Bed	Bath	Levels	Gar	Base Price	Base Price/ Sq. Ft.	Current Incentives			Net Base Price	Net Base Price/ Sq. Ft.	Current Add-Ons		Total Price	Total Price/ Sq. Ft.	Monthly Payment		50%		Req.						
Product Summary	Sales Summary								Price Reduction	Options/ Upgrades	Closing \$/ Other	Price	Price/ Sq. Ft.	Options/ Upgrades	Premiums	Price	Price/ Sq. Ft.	HOA	Base Tax	Add Tax	Mo. Pmt	Income						
Primary Market Area	Bellini Lincoln		Marriage Homes Sorrento				1,972	3	2	1	2	\$380,990	\$193	\$0	\$0	\$12,500	\$368,490	\$187	\$0	\$0	\$368,490	\$187	\$0	1.06%	0.62%	\$1,923	\$74,423	
							2,136	3	2	1	3	\$391,990	\$184	\$0	\$0	\$12,500	\$379,490	\$178	\$0	\$0	\$379,490	\$178	\$0	1.06%	0.62%	\$1,980	\$76,644	
	Product Type: Single-Family		Total Units: 211		2,278		3	2	1	3	\$404,990	\$178	\$0	\$0	\$12,500	\$392,490	\$172	\$0	\$0	\$392,490	\$172	\$0	1.06%	0.62%	\$2,048	\$79,270		
	Configuration: Traditional		Units Offered: 166		2,551		3/DK	2.5	2	3	\$409,990	\$161	\$0	\$0	\$12,500	\$397,490	\$156	\$0	\$0	\$397,490	\$156	\$0	1.06%	0.62%	\$2,074	\$80,280		
	Lot Dimensions: 55 x 100		Units Sold: 146		2,791		4/DL	3.5	2	3	\$419,990	\$150	\$0	\$0	\$12,500	\$407,490	\$146	\$0	\$0	\$407,490	\$146	\$0	1.06%	0.62%	\$2,126	\$82,299		
	Lot Size/Density: 5,500		Current Sold: 5		2,927		4/G	3.5	2	3	\$429,990	\$147	\$0	\$0	\$12,500	\$417,490	\$143	\$0	\$0	\$417,490	\$143	\$0	1.06%	0.62%	\$2,178	\$84,319		
	Open Date: Oct-13		Total RU: 65		3,222		4/G	3.5	2	3	\$441,990	\$137	\$0	\$0	\$12,500	\$429,490	\$133	\$0	\$0	\$429,490	\$133	\$0	1.06%	0.62%	\$2,241	\$86,743		
	Overall Sales Rate: 1.09		Total % R: 31%																									
	Current Sales Rate: 0.76		Unsold RU: 20																									
	Averages:						2,664						\$411,419	\$164	\$0	\$0	\$12,600	\$398,919	\$169	\$0	\$0	\$398,919	\$169	\$0	1.06%	0.62%	\$2,081	\$80,568
Primary Market Area	Chelsea Lincoln		Elliot Homes Twelve Bridges				1,414	3	2	1	2	\$388,950	\$275	\$0	\$0	\$0	\$388,950	\$275	\$0	\$0	\$388,950	\$275	\$0	1.06%	0.44%	\$1,971	\$76,297	
							1,503	3	2	1	2	\$398,950	\$265	\$0	\$0	\$0	\$398,950	\$265	\$0	\$0	\$398,950	\$265	\$0	1.06%	0.44%	\$2,022	\$78,258	
	Product Type: Single-Family		Total Units: 98		1,631		4	2	1	2	\$394,950	\$242	\$0	\$0	\$0	\$394,950	\$242	\$0	\$0	\$394,950	\$242	\$0	1.06%	0.44%	\$2,001	\$77,474		
	Configuration: Traditional		Units Offered: 98		2,287		5	3	2	2	\$433,950	\$190	\$0	\$0	\$0	\$433,950	\$190	\$0	\$0	\$433,950	\$190	\$0	1.06%	0.44%	\$2,199	\$85,124		
	Lot Dimensions: 55 x 105		Units Sold: 97																									
	Lot Size/Density: 5,775		Current Sold: 3																									
	Open Date: Mar-13		Total RU: 1																									
	Overall Sales Rate: 0.59		Total % R: 1%																									
	Current Sales Rate: 0.46		Unsold RU: 1																									
	Averages:						1,709						\$404,200	\$243	\$0	\$0	\$0	\$404,200	\$243	\$0	\$0	\$404,200	\$243	\$0	1.06%	0.44%	\$2,048	\$79,288
Primary Market Area	Executive Series Lincoln		JMC Homes Lakeside				2,263	4/B	4	2	2	\$459,990	\$203	\$0	\$0	\$10,000	\$449,990	\$199	\$0	\$0	\$449,990	\$199	\$0	1.06%	0.34%	\$2,243	\$86,819	
							2,813	5/B	3	2	3	\$468,990	\$167	\$0	\$0	\$10,000	\$459,990	\$164	\$0	\$0	\$459,990	\$164	\$0	1.06%	0.34%	\$2,293	\$88,748	
	Product Type: Single-Family		Total Units: 291		3,092		6/B	4	2	3	\$505,990	\$154	\$0	\$0	\$10,000	\$495,990	\$160	\$0	\$0	\$495,990	\$160	\$0	1.06%	0.34%	\$2,472	\$95,694		
	Configuration: Traditional		Units Offered: 196		3,641		6/B	4.5	2	3	\$514,990	\$141	\$0	\$0	\$10,000	\$504,990	\$139	\$0	\$0	\$504,990	\$139	\$0	1.06%	0.34%	\$2,517	\$97,430		
	Lot Dimensions: 55 x 120		Units Sold: 191		3,927		5/B	4.5	2	2	\$534,990	\$136	\$0	\$0	\$10,000	\$524,990	\$134	\$0	\$0	\$524,990	\$134	\$0	1.06%	0.34%	\$2,617	\$101,289		
	Lot Size/Density: 6,600		Current Sold: 3																									
	Open Date: Jun-07		Total RU: 100																									
	Overall Sales Rate: 0.41		Total % R: 34%																									
	Current Sales Rate: 0.46		Unsold RU: 5																									
	Averages:						3,147						\$497,190	\$162	\$0	\$0	\$10,000	\$487,190	\$159	\$0	\$0	\$487,190	\$159	\$0	1.06%	0.34%	\$2,428	\$93,906
Primary Market Area	Innovations Lincoln		Elliot Homes Twelve Bridges				2,017	3	2	1	3	\$481,950	\$239	\$0	\$0	\$0	\$481,950	\$239	\$0	\$0	\$481,950	\$239	\$0	1.06%	0.42%	\$2,434	\$94,229	
							2,270	4	2	1	3	\$511,950	\$226	\$0	\$0	\$0	\$511,950	\$226	\$0	\$0	\$511,950	\$226	\$0	1.06%	0.42%	\$2,586	\$100,094	
	Product Type: Single-Family		Total Units: 193		2,629		4	3	1	3	\$536,950	\$204	\$0	\$0	\$0	\$536,950	\$204	\$0	\$0	\$536,950	\$204	\$0	1.06%	0.42%	\$2,712	\$104,982		
	Configuration: Traditional		Units Offered: 83		2,991		5	3	2	3	\$566,950	\$190	\$0	\$0	\$0	\$566,950	\$190	\$0	\$0	\$566,950	\$190	\$0	1.06%	0.42%	\$2,864	\$110,847		
	Lot Dimensions: 63 x 110		Units Sold: 66																									
	Lot Size/Density: 6,930		Current Sold: 5																									
	Open Date: Mar-14		Total RU: 127																									
	Overall Sales Rate: 0.58		Total % R: 66%																									
	Current Sales Rate: 0.76		Unsold RU: 17																									
	Averages:						2,477						\$624,450	\$216	\$0	\$0	\$0	\$624,450	\$216	\$0	\$0	\$624,450	\$216	\$0	1.06%	0.42%	\$2,849	\$102,538
Primary Market Area	Twelve Bridges Lincoln		Carson Homes Twelve Bridges				2,280	4	2.5	1	3	\$511,913	\$225	\$0	\$0	\$0	\$511,913	\$225	\$0	\$0	\$511,913	\$225	\$0	1.06%	0.45%	\$2,598	\$100,582	
							2,513	4	3	1	2	\$525,000	\$209	\$0	\$0	\$0	\$525,000	\$209	\$0	\$0	\$525,000	\$209	\$0	1.06%	0.45%	\$2,565	\$103,154	
	Product Type: Single-Family		Total Units: 19		2,891		5	3.5	2	3	\$545,950	\$189	\$0	\$0	\$0	\$545,950	\$189	\$0	\$0	\$545,950	\$189	\$0	1.06%	0.45%	\$2,771	\$107,270		
	Configuration: Traditional		Units Offered: 19																									
	Lot Dimensions: 60 x 110		Units Sold: 13																									
	Lot Size/Density: 6,600		Current Sold: -2																									
	Open Date: Oct-15		Total RU: 6																									
	Overall Sales Rate: 0.43		Total % R: 32%																									
	Current Sales Rate: -0.31		Unsold RU: 6																									
	Averages:						2,561						\$627,621	\$207	\$0	\$0	\$0	\$627,621	\$207	\$0	\$0	\$627,621	\$207	\$0	1.06%	0.45%	\$2,678	\$103,669

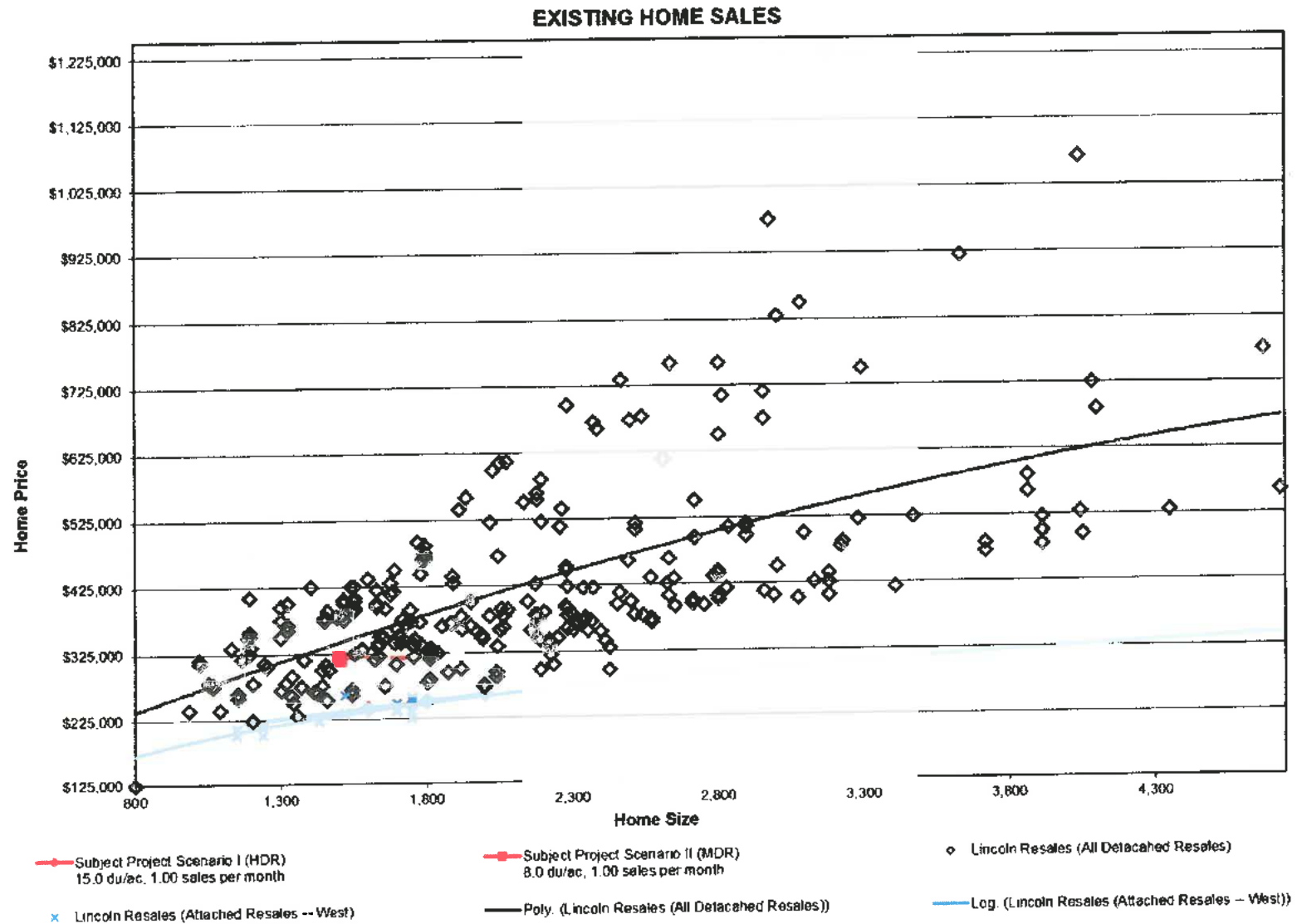
COMMUNITY DETAILS					PRODUCT SUMMARY				MARKET PRICING SUMMARY																
Community	Builder	Home					Base	Current Incentives			Net	Net Base	Current Add-Ons		Total	Total	Monthly Payment			80%					
Location	Master Plan	Size					Price	Options/	Closing \$/	Base	Price/	Options/			Price	Price/	Monthly	Base	Add	4.00%	Req.				
Product Summary	Sales Summary	(SF)	Bed	Bath	Levels	Gar	Price	Reduction	Upgrades	Other	Price	Sq. Ft.	Upgrades	Premiums	Price	Sq. Ft.	HOA	Tax	Tax	Mo. Pmt	Income				
Primary Market Area	Vivaldi	Heritage Homes	2,169	3/D	2	1	2	\$387,950	\$183	\$0	\$0	\$20,000	\$377,950	\$174	\$0	\$0	\$377,950	\$174	\$0	1.06%	0.61%	\$1,969	\$76,211		
	Lincoln	Sorrento	2,278	3/D	2	1	3	\$419,950	\$184	\$0	\$0	\$20,000	\$399,950	\$176	\$0	\$0	\$399,950	\$176	\$0	1.06%	0.61%	\$2,083	\$80,648		
	Product Type:	Single-Family	Total Units:	98	2,347	4	2.5	1	2	\$411,950	\$176	\$0	\$0	\$20,000	\$391,950	\$167	\$0	\$0	\$391,950	\$167	\$0	1.06%	0.61%	\$2,042	\$79,034
	Configuration:	Traditional	Units Offered:	98	2,630	3/L	2.5	2	3	\$423,950	\$161	\$0	\$0	\$20,000	\$403,950	\$154	\$0	\$0	\$403,950	\$154	\$0	1.06%	0.61%	\$2,104	\$81,454
	Lot Dimensions:	60 x 105	Units Sold:	94	3,085	4/G	3.5	2	3	\$426,950	\$142	\$0	\$0	\$20,000	\$416,950	\$135	\$0	\$0	\$416,950	\$135	\$1	1.06%	0.61%	\$2,173	\$84,114
	Lot Size/Density:	6,300	Current Sold:	8																					
	Open Date:	May-14	Total RU:	4																					
	Overall Sales Rate:	0.90	Total % R:	4%																					
	Current Sales Rate:	1.22	Unsold RU:	4																					
		Averages:	2,502					\$418,160	\$169	\$0	\$0	\$20,000	\$398,160	\$161	\$0	\$0	\$398,160	\$161	\$0	1.06%	0.61%	\$2,074	\$80,292		

Competitive New-Home Projects

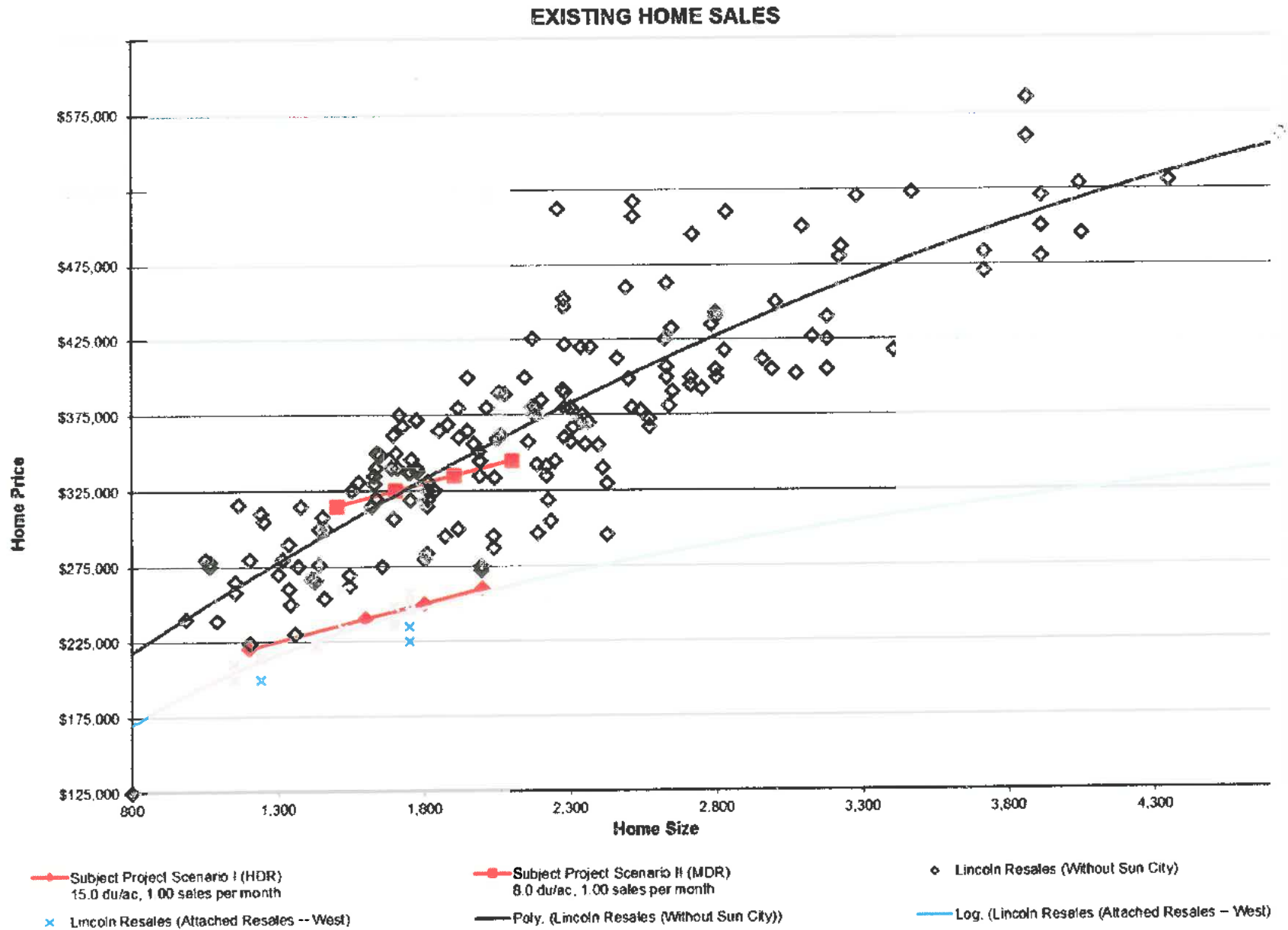


Resales (All Resales)

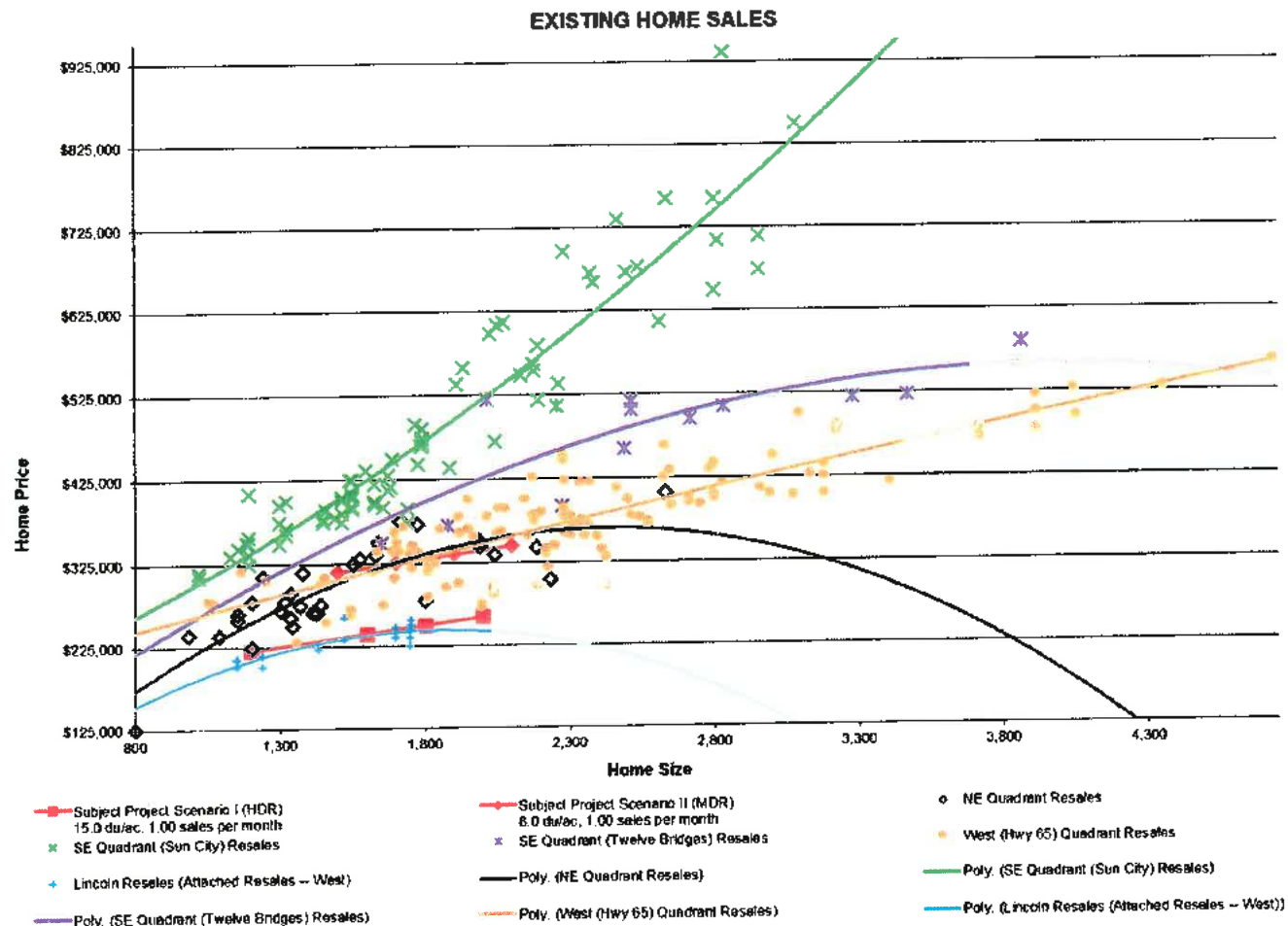
The average price of an existing home in the city of Lincoln is \$421,588 (\$196 per square foot) with a total of 262 sales. The average number of Days on Market is an extremely low 22.

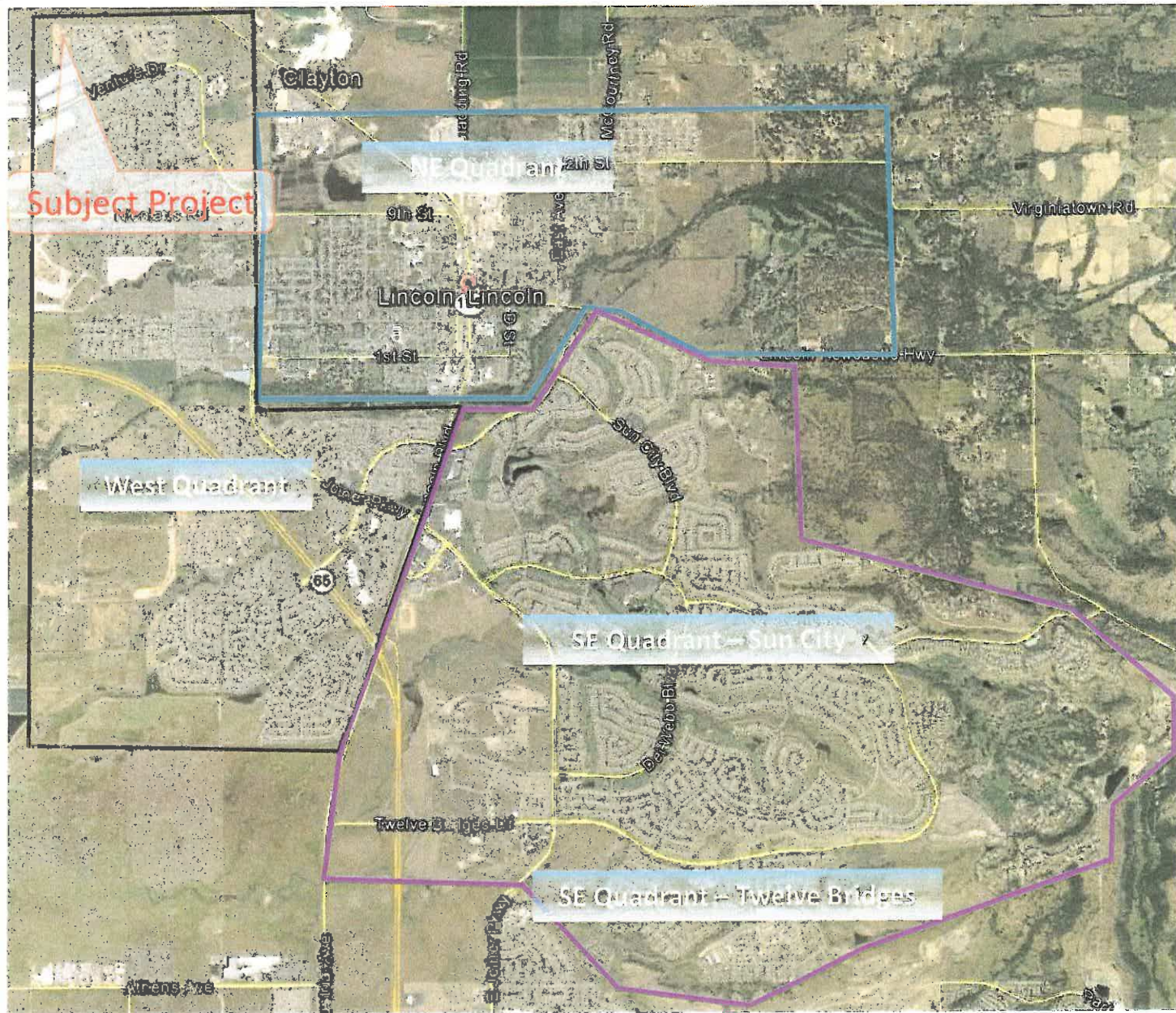


Resales (Excluding Sun City Lincoln Resales)



Three market areas within the city of Lincoln were also considered; the NE Quadrant, the SE Quadrant and the West Quadrant. The SE Quadrant was also divided into the two communities of Sun City Lincoln and Twelve Bridges. All three Quadrants live individually and offer different market values. The average price in the NE Quadrant is \$293,978 (\$193 per square foot), the average price in the SE Quadrant is \$502,511 (\$247 per square foot) and the average price in the West Quadrant is \$374,540 (\$160 per square foot). In addition, the average price in the West Quadrant for attached resale housing is \$228,140 (\$153 per square foot).





Sacramento Housing, For-Sale

Sacramento New-Housing

After disappointing sales in the summer and fall of 2014 in the Sacramento region, there was little hope for a strong rebound in the fourth quarter. However, a robust December and early 2015 that saw an increase in traffic and ultimately sales, resulted in a surprisingly greater number of sales than initially anticipated. **In fact, there were 1,036 sales in the First Quarter, 1,096 sales in the Second Quarter, 805 sales in the Third Quarter and 1,040 sales in the Fourth Quarter (a year total of 3,977 total sales in the region; an increase of 45% from a year earlier).** Moreover, in the First Quarter of 2016 sales jumped 31% compared to a year ago to 1,352 new homes sold.

Pricing in Sacramento moderated in early 2015 due primarily to a lack of affordability (a result of slow to moderate wage growth); however, due to the addition of larger homes, new-home prices are up 8.5% from a year earlier. It should be noted that the average size of a new-home in the Fourth Quarter of 2011 was 2,166 square feet and is currently 2,556 square feet. Furthermore, the average price per square foot during the Second Quarter of 2014 was \$187, which is unchanged in the Third Quarter of 2015 (with a corresponding home size increase of 187 square feet). While the price per square foot value has crept up to \$196 in the First Quarter of 2016, it is still true that the majority of the recent price increase is due home sizes getting larger rather than natural home price appreciation.

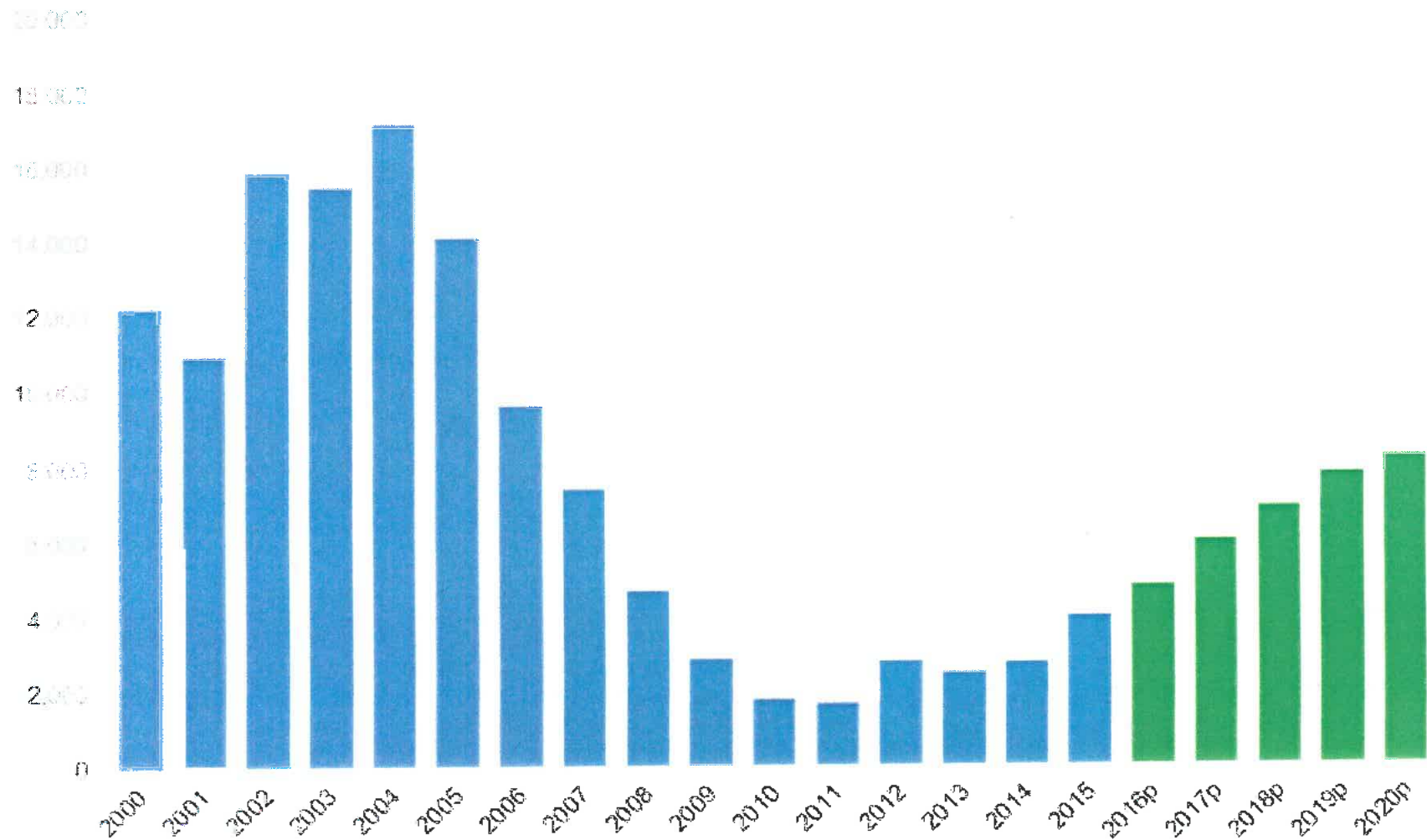
There are a couple of major factors influencing the housing market in Sacramento. First, is the rising cost of construction (primarily labor, but also materials) and second is the lack of significant income growth. Many builders have responded by increasing home sizes (with the marginal cost of construction being less) which has resulted in higher home prices. But with buyers feeling constrained due to only moderate income growth (and a widening price gap between existing homes and new-homes), some buyers are unable to afford the cost of a new-home. There can be successful new-home communities in all buyer categories including first-time buyers, first and second-time move-up buyers, move-down, empty-nester and retiree buyers and executive buyers.

However, it is believed that the most successful communities will be those that offer some combination of a unique location, pricing affordability and superior product design. There is evidence that regardless of the price point, superior product designs, a strong match of buyer profile and home design and appropriate pricing given competitive factors, can lead to a successfully selling project.

Unsold inventory has increased during the past year (up 47%), and importantly, the number of projects has increased from 122 to 151 (an increase of 24%). An increase in the number of projects and the resulting increase in inventory is a very positive sign; especially considering that as more projects enter the market there are more sales resulting in a greater sales rate and sales per project.

Sacramento MSA and Yuba MSA									
	2012	2013	2014	2015	1st Qtr 2015	4th Qtr 2015	1st Qtr 2016	Previous Qtr % Change	Year Ago % Change
Average Price	\$363,391	\$417,661	\$436,068	\$472,397	\$464,431	\$472,397	\$484,776	2.6%	6.7%
Median Price	\$332,900	\$413,271	\$418,980	\$444,960	\$425,880	\$444,960	\$452,890	1.8%	6.3%
Average Home Size	2,233	2,342	2,487	2,541	2,583	2,541	2,556	0.6%	
Average Pr/Sq Ft	\$161.78	\$183.86	\$180.61	\$192.11	\$181.94	\$192.11	\$195.56	1.8%	7.5%
Ttl Weekly Sales Rate	0.53	0.60	0.57	0.72	0.61	0.72	0.68		13.1%
Homes Sold	2,782	2,458	2,739	3,977	1,036	1,049	1,352	28.9%	30.5%
Qtr Weekly Sales Rate	0.64	0.39	0.49	0.66	0.65	0.66	0.69	23.2%	6.2%
Unsold Inventory	442	412	973	1,245	814	1,245	1,194		46.7%

Sacramento New Home Sales



New Home	2011	2012	2013	2014	2015	2016p	2017p	2018p	2019p	2020p
	1,668	2,782	2,458	2,739	3,977	4,785	5,988	6,877	7,767	8,198
% Change		66.8%	-11.6%	11.4%	45.2%	20.3%	25.1%	14.8%	12.9%	5.5%

© Gregory Group

Sacramento New Home Price (Not Adjusted for Inflation)

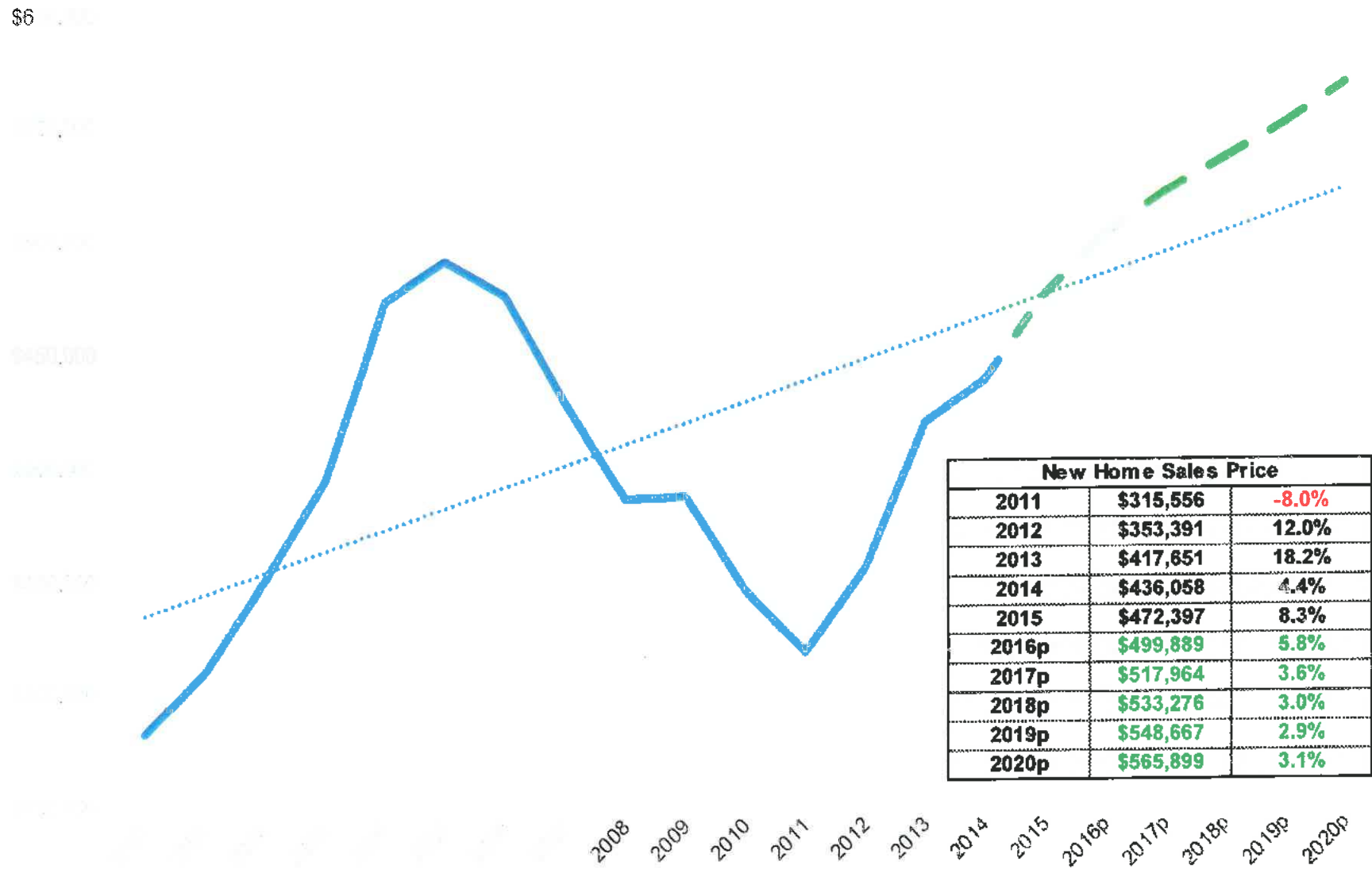
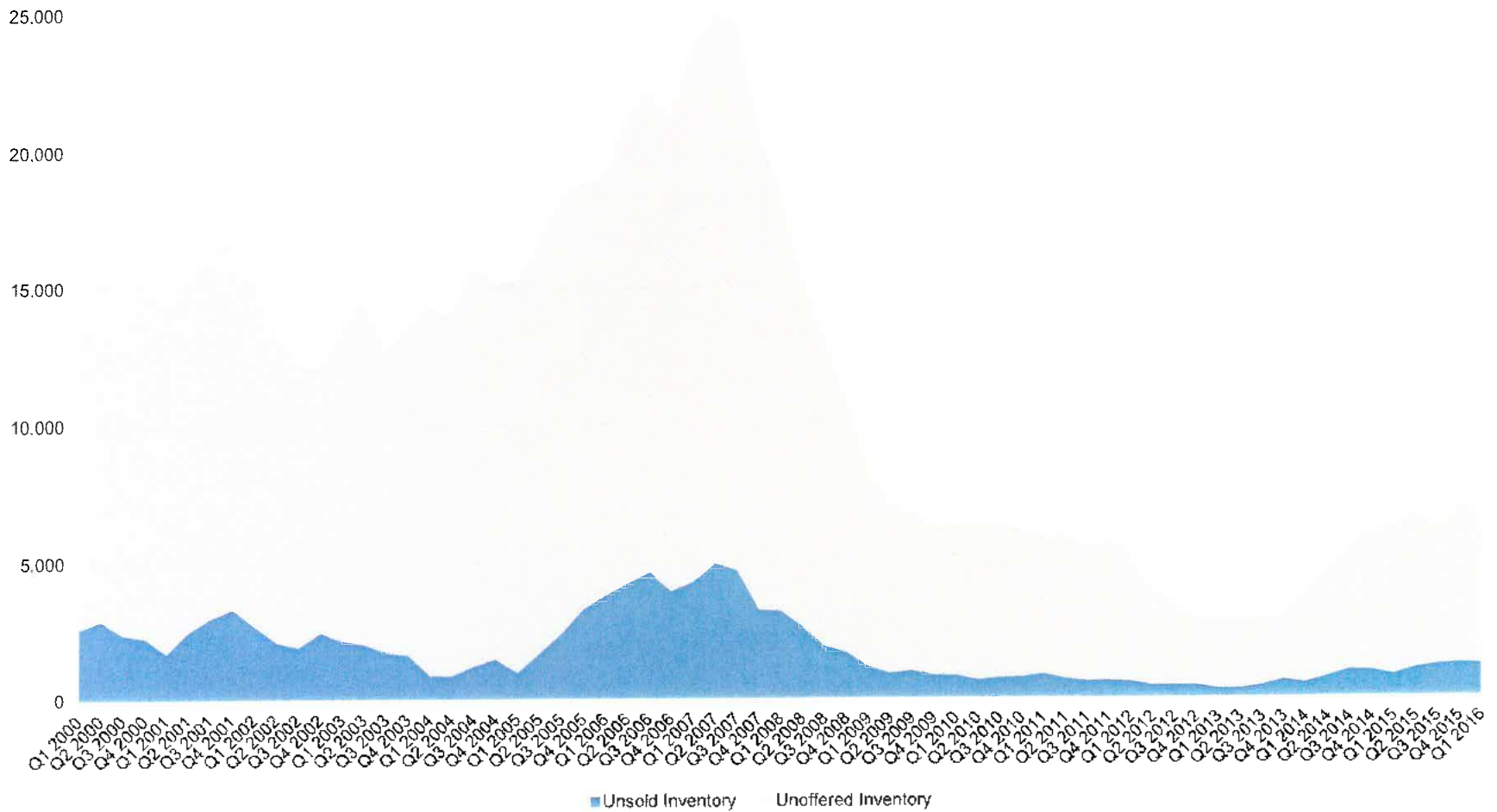
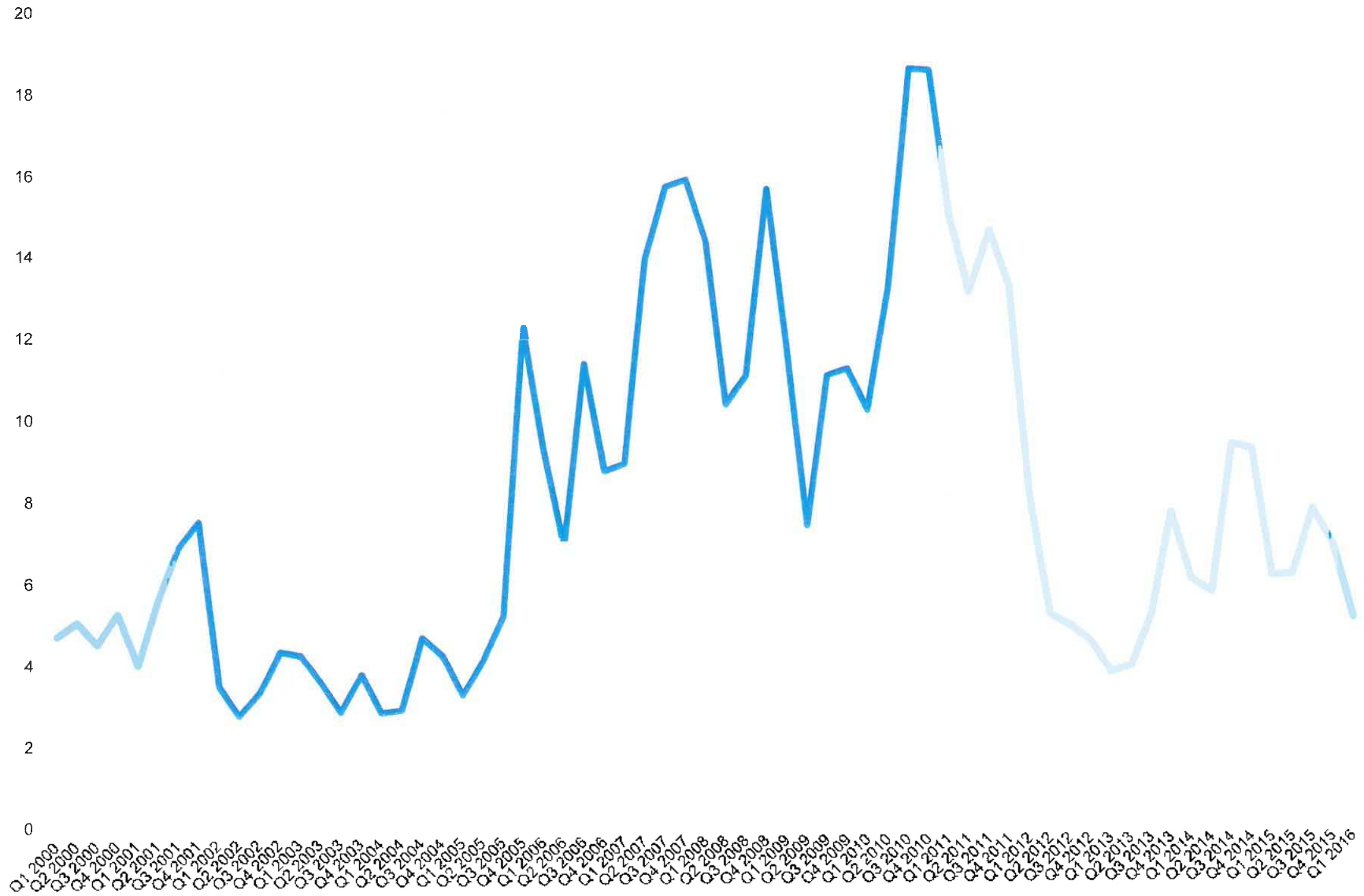


Figure 1: Cemento Total Inventory



Sacramento Months of Total Inventory



Placer County New-Housing

- For all of 2015 Placer County accounted for 37.8% of all new-home sales in Sacramento. **Given the amount of developable land and the high desire for people to re-locate to the area, the percent capture of Placer County is expected to stay elevated (above the long-term trend of 28.1%).**
- Due to selling out of several new-home communities during the past several quarters, the percent capture of Lincoln within Placer County has decreased dramatically. The long-term capture rate is 34.4%; in 2014, the city of Lincoln captured 27.7% of Placer County sales and in 2015, Lincoln captured just 15.9%. The lower capture rate is a result of fewer new-home projects within the city of Lincoln and not a result of any undesirability of new housing within Lincoln.
- It is believed that as the economy continues to grow and expand and the new-home market continues to improve, Lincoln has the ability to capture at levels toward the long-term average.

Year	City of Lincoln Sales	Placer County Sales	Lincoln Percent of Sales	Placer County Sales	Sacramento Region Sales	Placer Percent of Sales
2000	1,363	3,923	34.7%	3,923	12,216	32.1%
2001	1,142	3,282	34.8%	3,282	10,936	30.0%
2002	1,395	4,914	28.4%	4,914	16,062	30.6%
2003	1,839	4,164	44.2%	4,164	15,858	26.3%
2004	1,442	3,309	43.6%	3,309	17,155	19.3%
2005	1,266	2,609	48.5%	2,609	14,094	18.5%
2006	1,366	2,600	52.5%	2,600	9,607	27.1%
2007	743	2,147	34.6%	2,147	7,416	29.0%
2008	272	1,317	20.7%	1,317	4,695	28.1%
2009	157	1,112	14.1%	1,112	2,841	39.1%
2010	93	863	10.8%	863	1,776	48.6%
2011	106	663	16.0%	663	1,668	39.7%
2012	209	1,087	19.2%	1,087	2,782	39.1%
2013	266	889	29.9%	889	2,458	36.2%
2014	290	1,048	27.7%	1,048	2,739	38.3%
2015	239	1,503	15.9%	1,503	3,977	37.8%
Avg:	762	2,214	34.4%	2,214	7,893	28.1%

Year	Attached Sales	Small-Lot Detached Sales	Traditional Detached Sales	Lincoln Total Sales	Attached Percent of Sales	Small-Lot Percent of Sales	Traditional Percent of Sales
2005	15	109	1,142	1,266	1.2%	8.6%	90.2%
2006	126	109	1,131	1,366	9.2%	8.0%	82.8%
2007	98	68	577	743	13.2%	9.2%	77.7%
2008	78	42	152	272	28.7%	15.4%	55.9%
2009	27	54	76	157	17.2%	34.4%	48.4%
2010	0	59	34	93	0.0%	63.4%	36.6%
2011	0	74	32	106	0.0%	69.8%	30.2%
2012	0	131	78	209	0.0%	62.7%	37.3%
2013	0	86	180	266	0.0%	32.3%	67.7%
2014	0	32	258	290	0.0%	11.0%	89.0%
2015	0	0	239	239	0.0%	0.0%	100.0%
Sum:	344	764	3,899	5,007	--	--	--
Averages:	31	69	354	455	6.9%	15.3%	77.9%

Year	Sacramento Region Sales	El Dorado County Sales	Placer County Sales	Sacramento County Sales	Sutter County Sales	Yolo County Sales	Yuba County Sales
2000	12,216	656	3,923	6,938	0	699	0
2001	10,936	542	3,282	6,121	0	991	0
2002	16,062	935	4,914	9,444	0	769	0
2003	15,858	929	4,164	9,632	188	680	265
2004	17,155	1,055	3,309	9,385	624	1,391	1,391
2005	14,094	580	2,609	7,718	802	1,136	1,249
2006	9,607	366	2,600	4,731	445	915	550
2007	7,416	329	2,147	3,433	299	633	575
2008	4,695	114	1,317	2,538	68	480	178
2009	2,841	118	1,112	1,196	20	244	151
2010	1,776	35	863	739	24	88	27
2011	1,668	40	663	786	16	105	58
2012	2,782	136	1,087	1,259	10	226	64
2013	2,458	166	889	1,138	0	204	61
2014	2,739	183	1,048	1,258	8	169	73
2015	3,977	343	1,503	1,792	13	199	127
Avg:	7,893	408	2,214	4,257	157	558	298

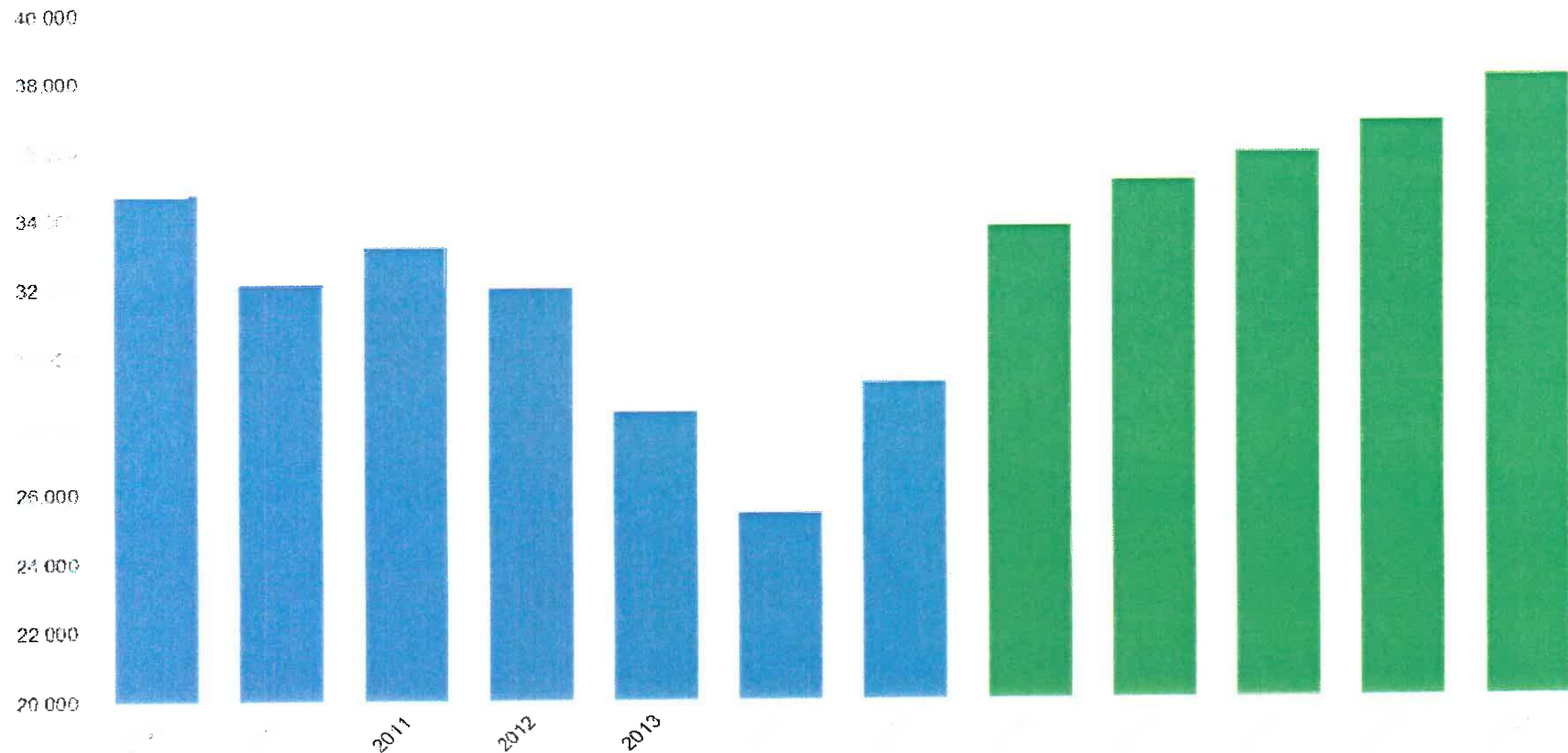
Top Ten Sales By Community						
Community	YTD 2016	YTD % Share	2015 Sales	2015 % Capture	2014 Sales	2014 % Capture
Roseville (\$452,523)	220	16.3%	934	23.4%	506	19.0%
Laguna (\$439,918)	188	13.9%	643	16.1%	339	12.8%
Rocklin (\$504,892)	135	10.0%	309	7.8%	203	7.6%
Natomas (\$340,447)	123	9.1%	121	3.0%	—	—
El Dorado Hills (\$640,260)	112	8.3%	343	8.6%	183	6.7%
Rancho Cordova (\$390,600)	112	8.3%	304	7.6%	229	8.6%
Lincoln (\$568,430)	72	5.3%	243	6.1%	290	10.9%
Woodland (\$455,927)	64	4.7%	112	2.8%	128	4.8%
Elk Grove (\$426,011)	63	4.7%	224	5.6%	273	10.3%
Folsom (\$544,186)	27	2.0%	181	4.5%	231	8.7%

- Lincoln is once again a top selling community in Sacramento as of the First Quarter of 2016; 5.3% of all new-home sales are in Lincoln (a decline from a 6.1% capture rate in 2015 and a 10.9% capture rate in 2014). Given the desirability of Lincoln and Placer County and with the addition of more new-home projects in the market place, it is **anticipated that Lincoln will expand its current capture rate.**
- Within the city of Lincoln and as of Q1/2016, the average overall sales pace is of 0.66 sales per week and the Quarter sales pace is 0.79 sales per week. **Improving economic conditions, more affordable housing options and a greater supply of housing will ultimately lead to higher average sales rates per project.**
- A new-home in the city of Lincoln averaged 2,876 square feet and \$568,430 in Q1/2016 with an average price per square foot value of \$198. Currently there are an average of \$9,274 in incentives and the lot sizes average 12,892 square feet.
- There are 239 units of total inventory and 84 units of unsold inventory.

Sacramento Existing Homes

Total resales in 2014 were down from the previous year (a decline of 10.6% to 25,409 sales), but pricing increased 9.9% and Months of Inventory was greater than 2.5. **However, 2015 posted a total of 28,880 existing home sales (an increase of 13.7%) and pricing increased 6.9% (to \$360,611).** It is anticipated that 2016 will post even greater increases; 17.0% in sales and 6.3% in pricing.

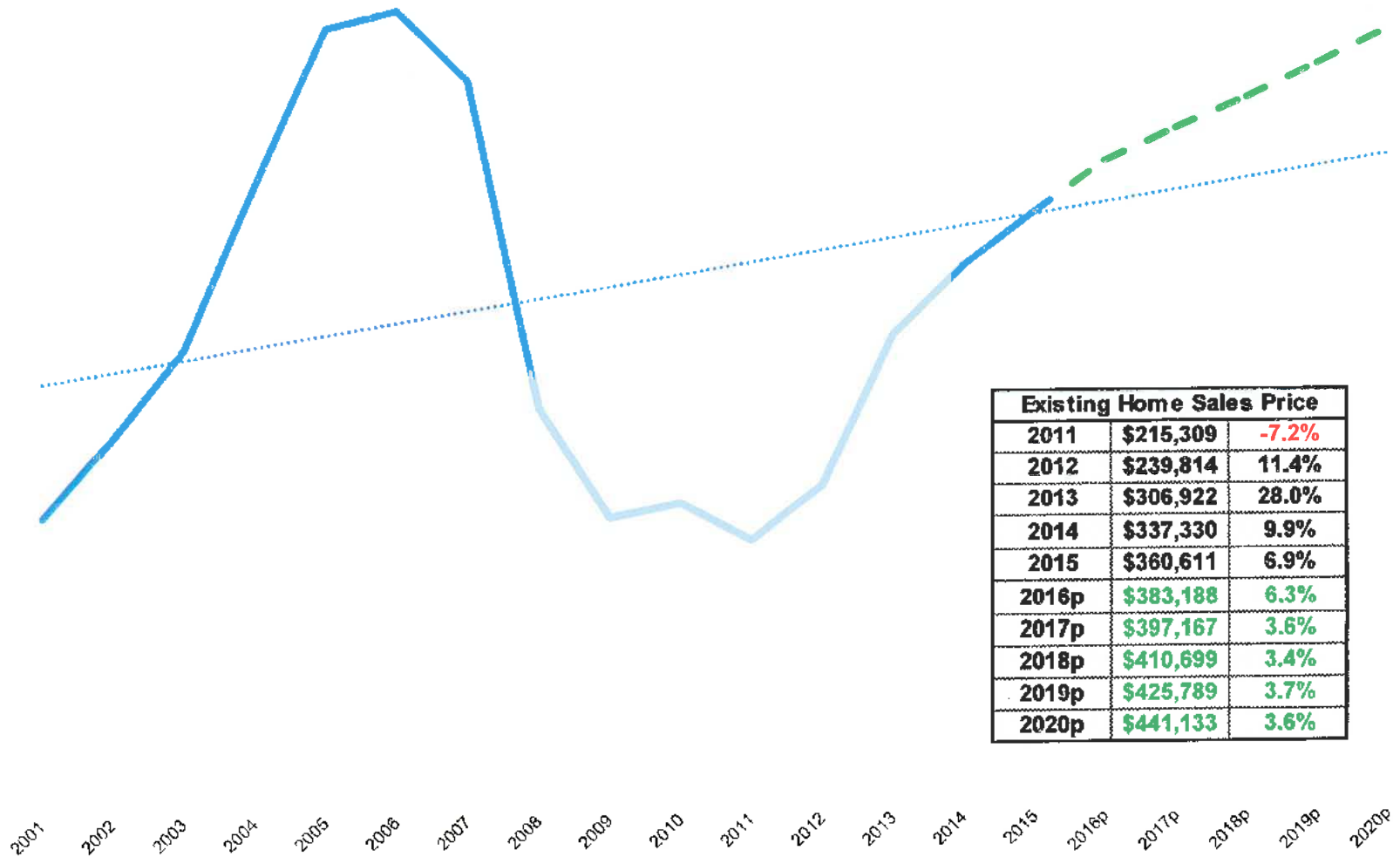
Existing Home Sales



Sales	2010	2011	2012	2013	2014	2015	2016p	2017p	2018p	2019p
	32,131	33,179	31,979	28,411	25,409	28,880	33,775	35,100	35,900	36,300
% Change YOY	-	3.26%	-3.62%	-11.16%	-10.57%	13.66%	16.95%	3.92%	2.28%	1.11%

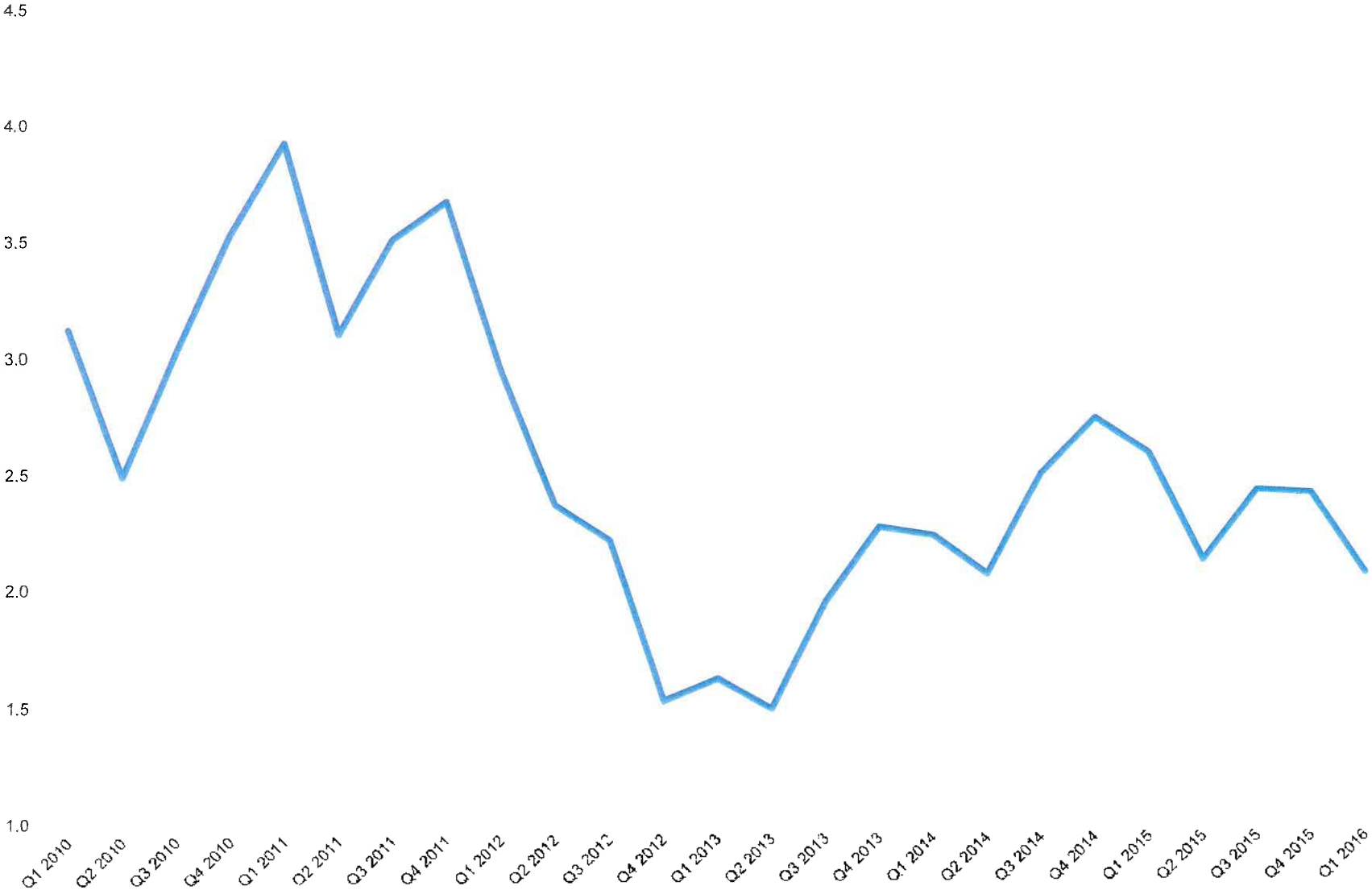
Sacramento Existing Home Price (Not Adjusted for Inflation)

\$500,000



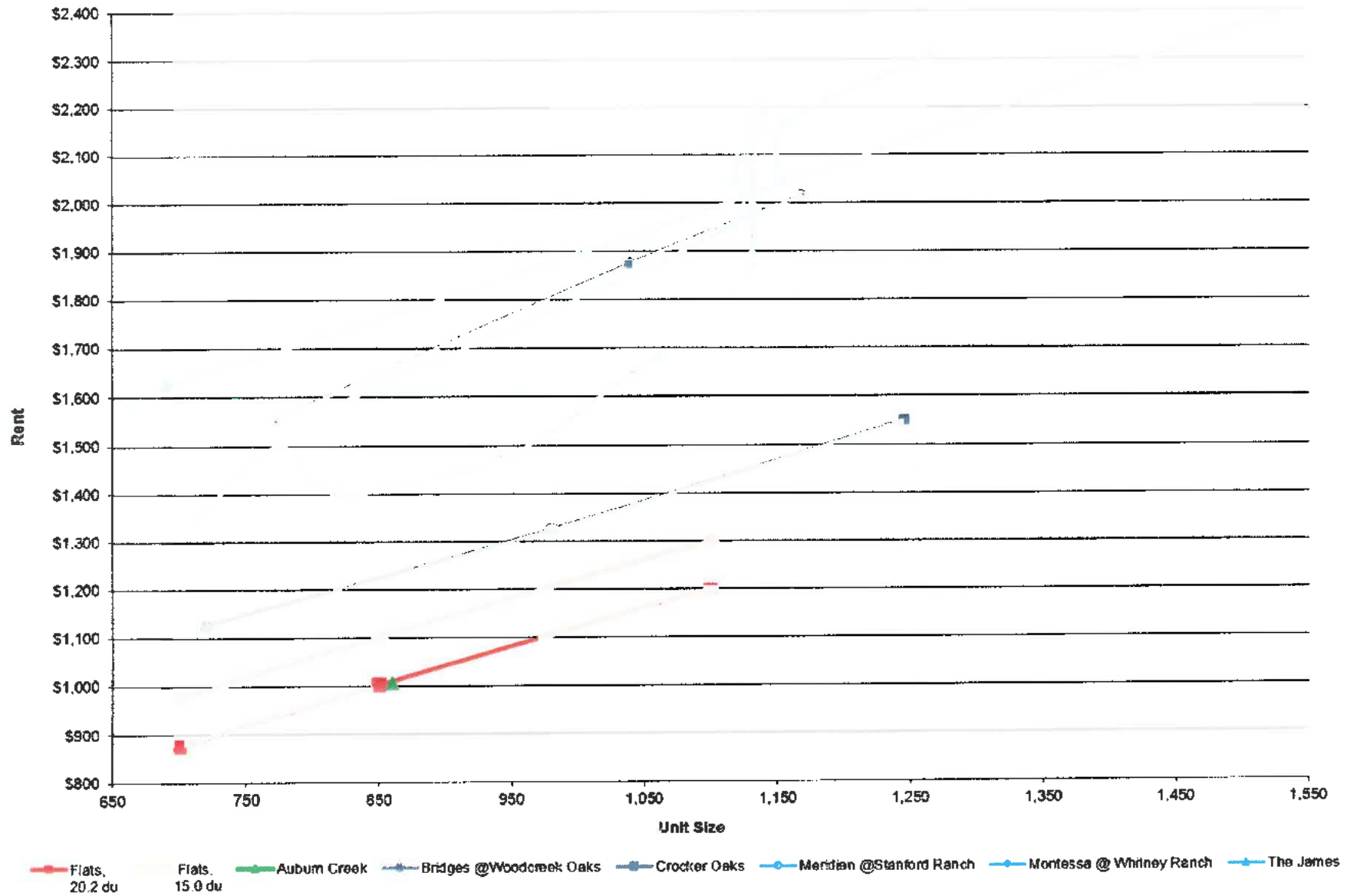
Existing Home Sales Price		
2011	\$215,309	-7.2%
2012	\$239,814	11.4%
2013	\$306,922	28.0%
2014	\$337,330	9.9%
2015	\$360,611	6.9%
2016p	\$383,188	6.3%
2017p	\$397,167	3.6%
2018p	\$410,699	3.4%
2019p	\$425,789	3.7%
2020p	\$441,133	3.6%

Sacramento Resale Months of Inventory



Competitive Housing Analysis, For-Rent

COMPETITIVE APARTMENTS -- MONTHLY RENT



Primary Market Area

COMMUNITY DETAILS				PRODUCT SUMMARY					MARKET PRICING SUMMARY														
Community Location	Management Master Plan	Sales Summary	Unit Size (SF)	Bed	Bath	Levels	Pkg	Base Rent	Base Rent/ Sq. Ft.	Current Incentives			Net Base Rent	Net Base Rent/ Sq. Ft.	Current Add-Ons		Total Price/ Sq. Ft.	Sec. Dep.	Pet Fees				
										Price Reduction	Options/ Upgrades	Closing \$/ Other			Options/ Upgrades	Premiums			Total Price	Add. Dep.	Add. Rent		
Product Summary																							
Primary Market	Auburn Creek Lincoln		None	860	2	1	1	1	\$1,005	\$1.17	\$0	\$0	\$0	\$1,005	\$1.17	\$45	\$0	\$1,005	\$1.17	\$300	\$0	\$0	
	Product Type:	Apartment	Total Units:	240																			
	Configuration:	Flats	Units Rented:	240																			
	Lot Dimensions:	—	Units Available:	0																			
	Density:	16.2	Vacancy %:	0%																			
	Open Date:	1986	Occupancy %:	100%	Options/Upgrades are in-unit washer/dryer rent																		
Averages:				860				\$1,005	\$1.17	\$0	\$0	\$0	\$1,005	\$1.17	\$45	\$0	\$1,005	\$1.17	\$300	\$0	\$0		
Secondary Market	Bridges @ Woodcreek Oaks Roseville		ConAm None	772	1	1	1	1	\$1,555	\$2.01	\$0	\$0	\$0	\$1,555	\$2.01	\$0	\$0	\$1,555	\$2.01	\$300	\$500	\$20	
	Product Type:	Apartment	Total Units:	1,039	2	2	1	1	\$1,875	\$1.80	\$0	\$0	\$0	\$1,875	\$1.80	\$0	\$0	\$1,875	\$1.80	\$400	\$500	\$20	
	Configuration:	Flats	Units Rented:	1,168	3	2	1	1	\$2,015	\$1.73	\$0	\$0	\$0	\$2,015	\$1.73	\$0	\$0	\$2,015	\$1.73	\$500	\$500	\$20	
	Lot Dimensions:	—	Units Available:	2																			
	Density:	12.7	Vacancy %:	1%																			
	Open Date:	2000	Occupancy %:	99%	Location: 7950 Foothills Blvd																		
Averages:				993				\$1,815	\$1.85	\$0	\$0	\$0	\$1,815	\$1.85	\$0	\$0	\$1,815	\$1.85	\$400	\$500	\$20		
Secondary Market	Crocker Oaks Roseville		Pacific Housing Inc. None	720	1	1	1	1	\$1,125	\$1.56	\$0	\$0	\$0	\$1,125	\$1.56	\$45	\$0	\$1,125	\$1.56	\$500	\$500	\$20	
	Product Type:	Apartment	Total Units:	980	2	2	1	1	\$1,325	\$1.35	\$0	\$0	\$0	\$1,325	\$1.35	\$45	\$0	\$1,325	\$1.35	\$500	\$500	\$20	
	Configuration:	Flats	Units Rented:	1,245	3	2	1	1	\$1,550	\$1.24	\$0	\$0	\$0	\$1,550	\$1.24	\$45	\$0	\$1,550	\$1.24	\$500	\$500	\$20	
	Lot Dimensions:	—	Units Available:	1																			
	Density:	21.1	Vacancy %:	1%																			
	Open Date:	2002	Occupancy %:	99%	Location: 8000 Painted Desert Drive																		
Averages:				982				\$1,333	\$1.39	\$0	\$0	\$0	\$1,333	\$1.39	\$45	\$0	\$1,333	\$1.39	\$500	\$500	\$20		
Secondary Market	Meridian @ Stanford Ranch Rocklin		FPI Management None	714	1	1	1	1	\$1,350	\$1.89	\$0	\$0	\$0	\$1,350	\$1.89	\$0	\$0	\$1,350	\$1.89	\$400	\$500	\$35	
	Product Type:	Apartment	Total Units:	774	1	1	1	1	\$1,500	\$1.94	\$0	\$0	\$0	\$1,500	\$1.94	\$0	\$0	\$1,500	\$1.94	\$400	\$500	\$35	
	Configuration:	Flats	Units Rented:	818	1	1	1	1	\$1,400	\$1.71	\$0	\$0	\$0	\$1,400	\$1.71	\$0	\$0	\$1,400	\$1.71	\$400	\$500	\$35	
	Lot Dimensions:	—	Units Available:	944	1	1	1	1	\$1,475	\$1.56	\$0	\$0	\$0	\$1,475	\$1.56	\$0	\$0	\$1,475	\$1.56	\$400	\$500	\$35	
	Density:	14.8	Vacancy %:	20	1,042	2	2	1	1	\$1,650	\$1.58	\$0	\$0	\$0	\$1,650	\$1.58	\$0	\$0	\$1,650	\$1.58	\$500	\$500	\$35
	Open Date:	2001	Occupancy %:	4%	1,060	2	2	1	1	\$1,680	\$1.58	\$0	\$0	\$0	\$1,680	\$1.58	\$0	\$0	\$1,680	\$1.58	\$500	\$500	\$35
Averages:				892				\$1,509	\$1.71	\$0	\$0	\$0	\$1,509	\$1.71	\$0	\$0	\$1,509	\$1.71	\$433	\$500	\$35		
Secondary Market	Montessa @ Whitney Ranch Rocklin		Alliance None	831	1	1	1	1	\$1,600	\$1.93	\$0	\$0	\$0	\$1,600	\$1.93	\$0	\$0	\$1,600	\$1.93	\$300	\$500	\$35	
	Product Type:	Apartment	Total Units:	1,118	2	2	1	1	\$1,955	\$1.76	\$0	\$0	\$0	\$1,955	\$1.76	\$0	\$0	\$1,955	\$1.76	\$400	\$500	\$35	
	Configuration:	Flats/TH	Units Rented:	1,119	2	2	1	1	\$2,050	\$1.83	\$0	\$0	\$0	\$2,050	\$1.83	\$0	\$0	\$2,050	\$1.83	\$400	\$500	\$35	
	Lot Dimensions:	—	Units Available:	1,120	2	2	1	1	\$2,090	\$1.87	\$0	\$0	\$0	\$2,090	\$1.87	\$0	\$0	\$2,090	\$1.87	\$400	\$500	\$35	
	Density:	7.5	Vacancy %:	6	1,128	2	2	1	1	\$2,090	\$1.85	\$0	\$0	\$0	\$2,090	\$1.85	\$0	\$0	\$2,090	\$1.85	\$400	\$500	\$35
	Open Date:	2011	Occupancy %:	4%	1,131	2	2	1	1	\$1,865	\$1.65	\$0	\$0	\$0	\$1,865	\$1.65	\$0	\$0	\$1,865	\$1.65	\$400	\$500	\$35
				1,136	2	2	1	1	\$2,200	\$1.94	\$0	\$0	\$0	\$2,200	\$1.94	\$0	\$0	\$2,200	\$1.94	\$400	\$500	\$35	
				1,153	2	2	1	2	\$2,050	\$1.78	\$0	\$0	\$0	\$2,050	\$1.78	\$0	\$0	\$2,050	\$1.78	\$400	\$500	\$35	
				1,157	2	2	1	2	\$2,165	\$1.87	\$0	\$0	\$0	\$2,165	\$1.87	\$0	\$0	\$2,165	\$1.87	\$400	\$500	\$35	
				1,265	3	2	2	2	\$2,310	\$1.83	\$0	\$0	\$0	\$2,310	\$1.83	\$0	\$0	\$2,310	\$1.83	\$500	\$500	\$35	
	Averages:				1,116				\$2,038	\$1.83	\$0	\$0	\$0	\$2,038	\$1.83	\$0	\$0	\$2,038	\$1.83	\$400	\$500	\$35	
	Location: 1150 Whitely Ranch Pkwy																						

COMMUNITY DETAILS				PRODUCT SUMMARY				MARKET PRICING SUMMARY													
Community	Management	Unit						Base	Base	Current Incentives			Net	Net Base	Current Add-Ons		Total	Pet Fees			
Location	Master Plan	Size						Base	Rent/	Price	Options/	Closing \$/	Base	Rent/	Options/		Price/	Sec.	Add	Add	
Product Summary	Sales Summary	(SF)	Bed	Bath	Levels	Pkg		Rent	Sq. Ft.	Reduction	Upgrades	Other	Rent	Sq. Ft.	Upgrades	Premiums	Total	Dep.	Dep.	Rent	
The James	FPI Management	690	1	1	1	1		\$1,625	\$2.36	\$0	\$0	\$0	\$1,625	\$2.36	\$0	\$0	\$1,625	\$2.36	\$500	\$500	\$35
Rocklin	None	1,000	2	2	1	1		\$1,895	\$1.90	\$0	\$0	\$0	\$1,895	\$1.90	\$0	\$0	\$1,895	\$1.90	\$600	\$500	\$35
Product Type:	Apartment	Total Units:	186					\$2,395	\$1.57	\$0	\$0	\$0	\$2,395	\$1.57	\$0	\$0	\$2,395	\$1.57	\$600	\$500	\$35
Configuration:	Flats	Units Rented:	17																		
Lot Dimensions:	—	Units Available:	20																		
Density:	18.2	Vacancy %:	—																		
Open Date:	2016	Occupancy %:	—																		
			Location: 6201 West Oaks Blvd; Currently pre-leasing for phase 1 building and October 1, 2016 move-in date																		
Averages:			1,072					\$1,972	\$1.94	\$0	\$0	\$0	\$1,972	\$1.94	\$0	\$0	\$1,972	\$1.94	\$567	\$500	\$35

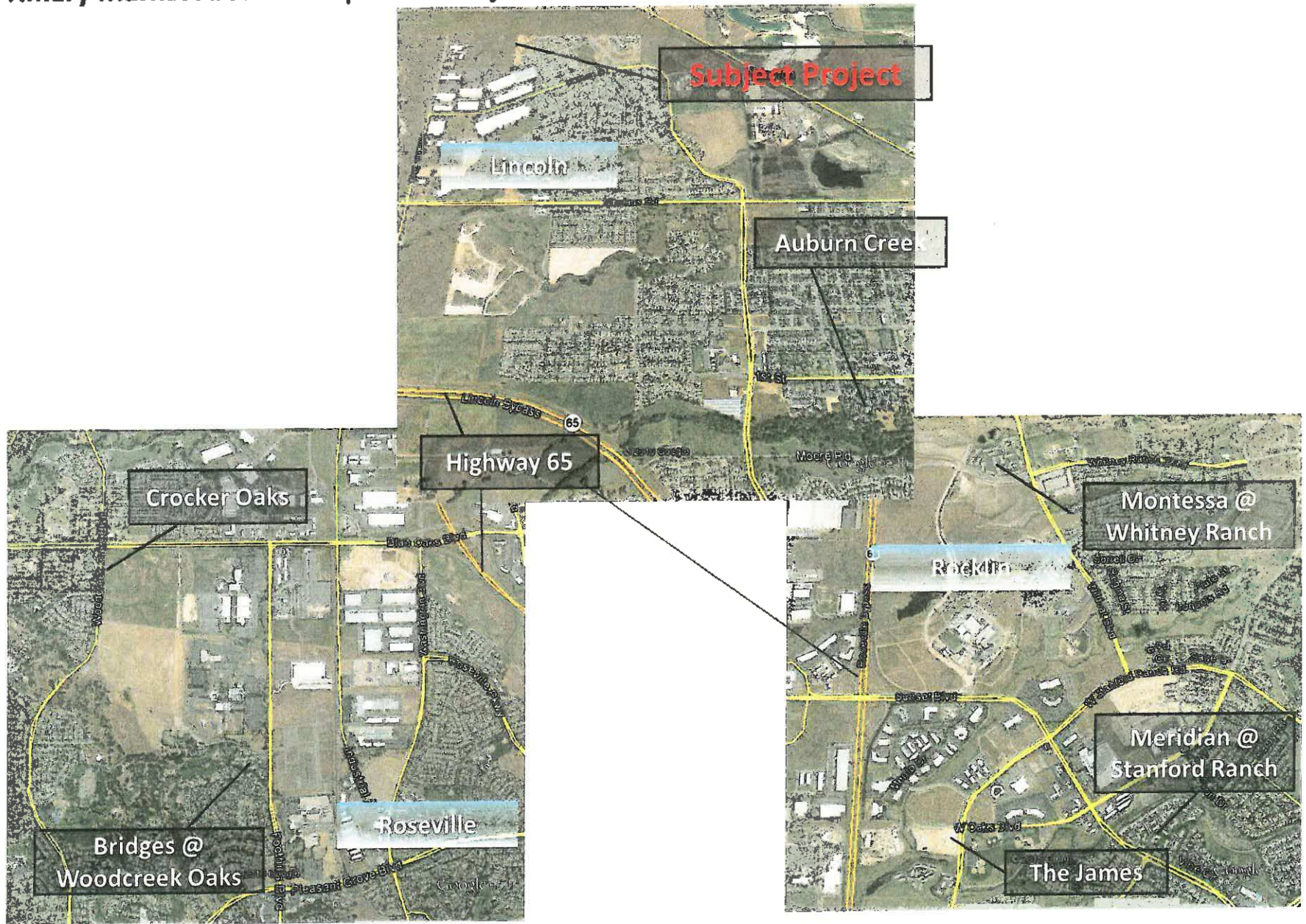
Competitive Market Area (Unit Amenities)

Project/ Developer/ Community	Year Built	Total Units	Occupancy Rate	Unit Amenities								Comments
				A/C	Dish- washer	Fire- place	Wash/ dry	Micro- wave	Storage	Patio/ balcony	Parking	
Auburn Creek -- Lincoln	1986	240	100%	Y	Y	N	N	Y	N	Y	Y	No pets allowed, linoleum and carpet flooring, white appliances, formica counters.
Bridges @ Woodcreek Oaks ConAm Roseville	2000	185	99%	Y	Y	Y	Y	Y	Y	Y	Y	Remodeled interiors, faux wood floors, granite counters, stainless steel appliances
Crocker Oaks Pacific Housing Inc. Roseville	2002	131	99%	Y	Y	N	N	Y	Y	Y	Y	Remodeled interiors, faux wood floors.
Meridian @ Stanford Ranch FPI Management Rocklin	2001	453	96%	Y	Y	Y	Y	Y	Y	Y	Y	Crown molding, remodeled interiors, faux wood floors, stainless steel appliances, granite counters
Montessa @ Whitney Ranch Alliance Rocklin	2011	171	96%	Y	Y	Y	Y	Y	N	Y	Y	Garage for every unit, updated interiors, carpet and tile flooring, stainless steel appliances, granite counters
The James FPI Management Rocklin	2016	186	—	Y	Y	N	Y	Y	Y	Y	Y	Garage for every unit, faux wood floors, quartzite counters, stainless steel appliances

Competitive Market Area (Community Amenities)

Project/ Developer/ Community	Year Built	Total Units	Buildings	Stories	Density du/ac	Occupancy Rate	Community Amenities								Building Description	Comments	
							Bar- Be-Que	Club House	Es - Vator	Fit. Center	Sauna	Spa/ Pool	Bus. Center	Gated			Movie Theatre
Auburn Creek	1986	240	29	2		100%	Y	N	N	N	N	Y	N	N	N	Siding	Playground, basketball court, tennis court
--																	
Lincoln																	
Bridges @ Woodcreek Oaks	2000	185	24	2	13.4	98%	N	Y	N	Y	N	Y	Y	Y	Y	Multi-colored stucco, tile roof	Playground
ConAm																	
Roseville																	
Crocker Oaks	2002	131	8	2		99%	Y	Y	N	Y	N	Y	Y	N	Y	Multi-colored stucco, tile roof	Playground, courtyard
Pacific Housing Inc.																	
Roseville																	
Meridian @Stanford Ranch	2001	453	25	3		96%	Y	Y	N	Y	N	Y	Y	Y	Y	Multi colored stucco, tile roof	Playground, dog park with obstacle course, game and billiard area
FPI Management																	
Rocklin																	
Montessa @ Whitney Ranch	2011	171	20	3	--	96%	N	N	N	Y	N	N	N	N	N	Multi colored stucco and rock, tile roof	Playground, fitness center, walking path, tall ceilings
Alliance																	
Rocklin																	
The James	2016	186	--	3	19.0	--	Y	Y	N	Y	N	Y	Y	Y	Y	--	Outdoor movie screen, wine storage, bike repair shop
FPI Management																	
Rocklin																	

Primary Market Area -- Competitive Projects



General Rental Trends

Market Area	Total Units	Number of Occupied Units	Number of Occupied Units	Average Occupancy	Average Vacancy	Average Rent	1-Year Rent Appreciation
Sacramento Region	141,962	138,130	3,832	97.3%	2.7%	\$1,123	8.8%

Submarket	Average Unit Size	Average Rent	Average Rent/ Square Foot	Average Occupancy
Central Sacramento	771	\$1,328	\$1.72	97.2%
South Sacramento	871	\$1,043	\$1.20	97.6%
Natomas	894	\$1,143	\$1.28	96.9%
N Sacramento/N Highlands	878	\$1,043	\$1.19	97.6%
Arden Arcade	798	\$921	\$1.15	97.9%
Carmichael	813	\$881	\$1.08	98.2%
Rancho Cordova/East Sacramento	832	\$1,018	\$1.22	97.3%
Citrus Heights	807	\$1,025	\$1.27	97.9%
Orangevale/Fair Oaks/Folsom	904	\$1,321	\$1.46	96.1%
Roseville/Rocklin	935	\$1,257	\$1.34	96.1%
Woodland/West Sacramento	844	\$1,022	\$1.21	95.2%
Davis	929	\$1,504	\$1.62	99.4%
Sacramento Region	--	\$1,123	--	97.3%

Market Performance (Sacramento Region)	Category	Average Rent	Average Occupancy
By Unit Type	1-Bedroom	\$973	97.3%
	2-Bedroom	\$1,165	97.1%
	3-Bedroom	\$1,509	97.9%
By Age	2000+	\$1,306	96.7%
	1990's	\$1,176	96.8%
	1980's	\$1,092	97.2%
	1970's	\$972	98.0%
	Pre-1960's	\$1,061	97.5%
Sacramento Region	--	\$1,123	97.3%

Subject Demand Analysis

An alternative scenario has been provided based on the offering of affordable housing. A density bonus of 35% is available if either 11% of the units are offered in the Very-Low Income category (30% to 50% of the median income) or if 20% of the units are offered in the Low Income category (51% to 80% of the median income).

Based on the 35% unit bonus, the total number of units in the project would be 226 and the resulting density would be 20.2 units per acre. For the Very-Low Income category there would be 201 market rate units and for the Low Income category there would be 180 market rate units. Furthermore, based on the income categories for both Very-Low Income and Low-Income, the following tables detail the total demand (based on the total number of households) and the new demand (based on household growth).

Year	City of Lincoln Population	Population Growth	Growth Rate	Household Population	Persons Per Household	Propensity To Rent	Total Renters	Income Qualified (VLI)	Total Rental Demand	New Rental Demand
2015	46,474	--	--	18,048	2.575	22%	3,971	20.1%	798	--
2016	47,264	790	1.7%	18,391	2.570	22%	4,046	20.1%	813	15

Year	City of Lincoln Population	Population Growth	Growth Rate	Household Population	Persons Per Household	Propensity To Rent	Total Renters	Income Qualified (LI)	Total Rental Demand	New Rental Demand
2015	46,474	--	--	18,048	2.575	22%	3,971	19.1%	758	--
2016	47,264	790	1.7%	18,391	2.570	22%	4,046	19.1%	773	14

Economics and Demographics

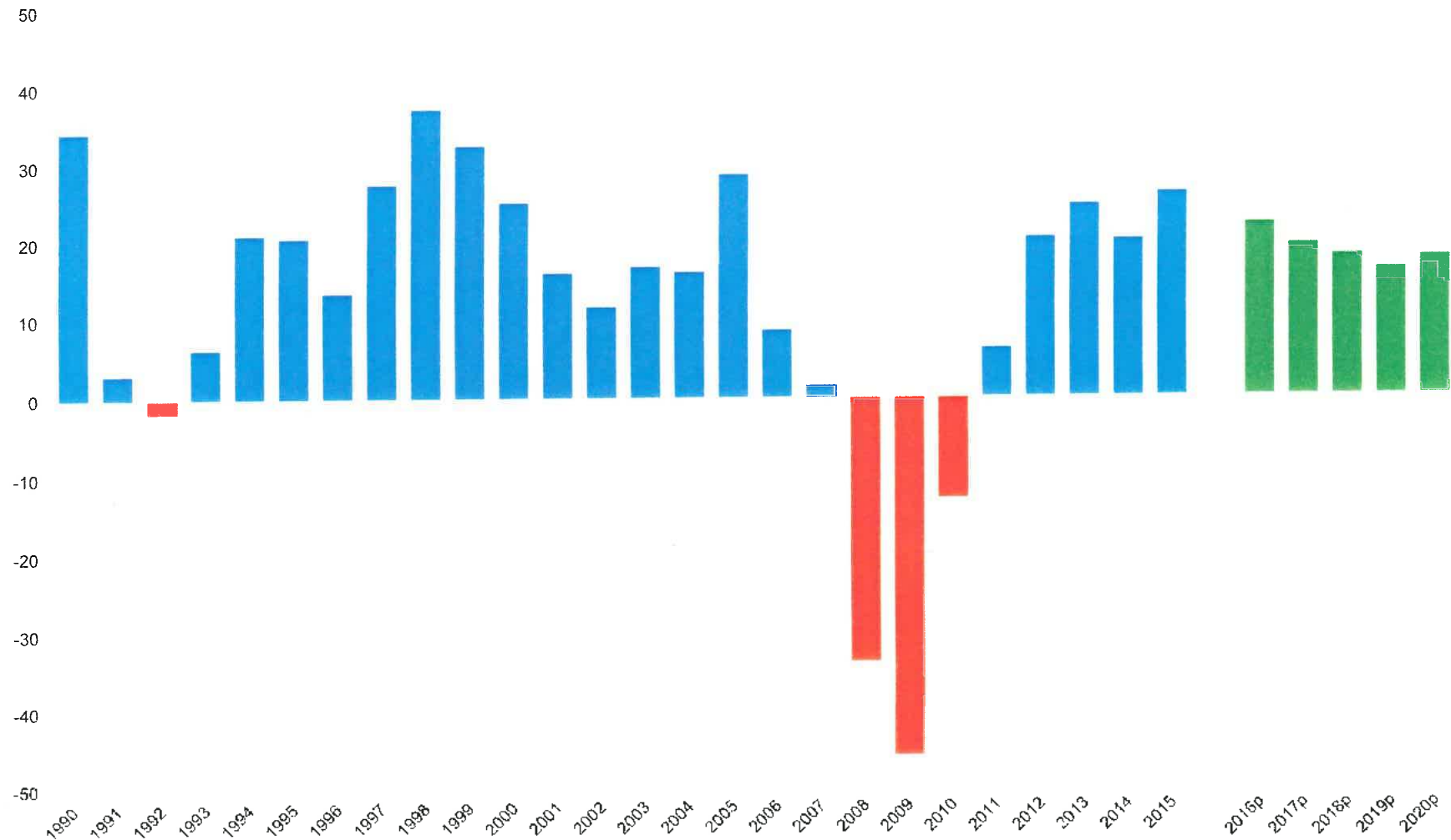
City of Lincoln Economics and Demographics

Category	Market Area	Percent
Population		
2021 Projection	55,986	--
2016 Estimate	50,554	--
2010 Census	42,819	--
Grow th 2016 - 2021	5,432	10.7%
Grow th 2010 - 2016	7,735	18.1%
2016 Estimated Population by Age	50,554	
Age 0 - 4	3,471	6.9%
Age 5 - 9	3,442	6.8%
Age 10 - 14	3,219	6.4%
Age 15 - 17	1,749	3.5%
Age 18 - 20	1,490	2.9%
Age 21 - 24	1,735	3.4%
Age 25 - 34	4,891	9.7%
Age 35 - 44	6,451	12.8%
Age 45 - 54	5,149	10.2%
Age 55 - 64	5,430	10.7%
Age 65 - 74	8,303	16.4%
Age 75 - 84	4,119	8.1%
Age 85 and over	1,105	2.2%
25 and over	35,448	70.1%
65 and over	13,527	26.8%
2016 Estimated Median Age	43.2	--

Category	Market Area	Percent
Households		
2021 Projection	20,386	--
2016 Estimate	18,661	--
2010 Census	16,428	--
Growth 2016 - 2021	1,725	9.2%
Growth 2010 - 2016	2,233	13.6%
2016 Estimated Average Household Size	2.7	--
2016 Estimated Households by Household Income	18,661	--
Income Less than \$15,000	1,142	6.1%
Income \$15,000 - \$24,999	1,510	8.1%
Income \$25,000 - \$34,999	1,251	6.7%
Income \$35,000 - \$49,999	1,806	9.7%
Income \$50,000 - \$74,999	3,434	18.4%
Income \$75,000 - \$99,999	3,075	16.5%
Income \$100,000 - \$124,999	2,404	12.9%
Income \$125,000 - \$149,999	1,612	8.6%
Income \$150,000 - \$199,999	1,471	7.9%
Income \$200,000 - \$249,999	524	2.8%
Income \$250,000 - \$499,999	364	2.0%
Income \$500,000 or more	68	0.4%
2016 Estimated Average Household Income	\$89,011	--

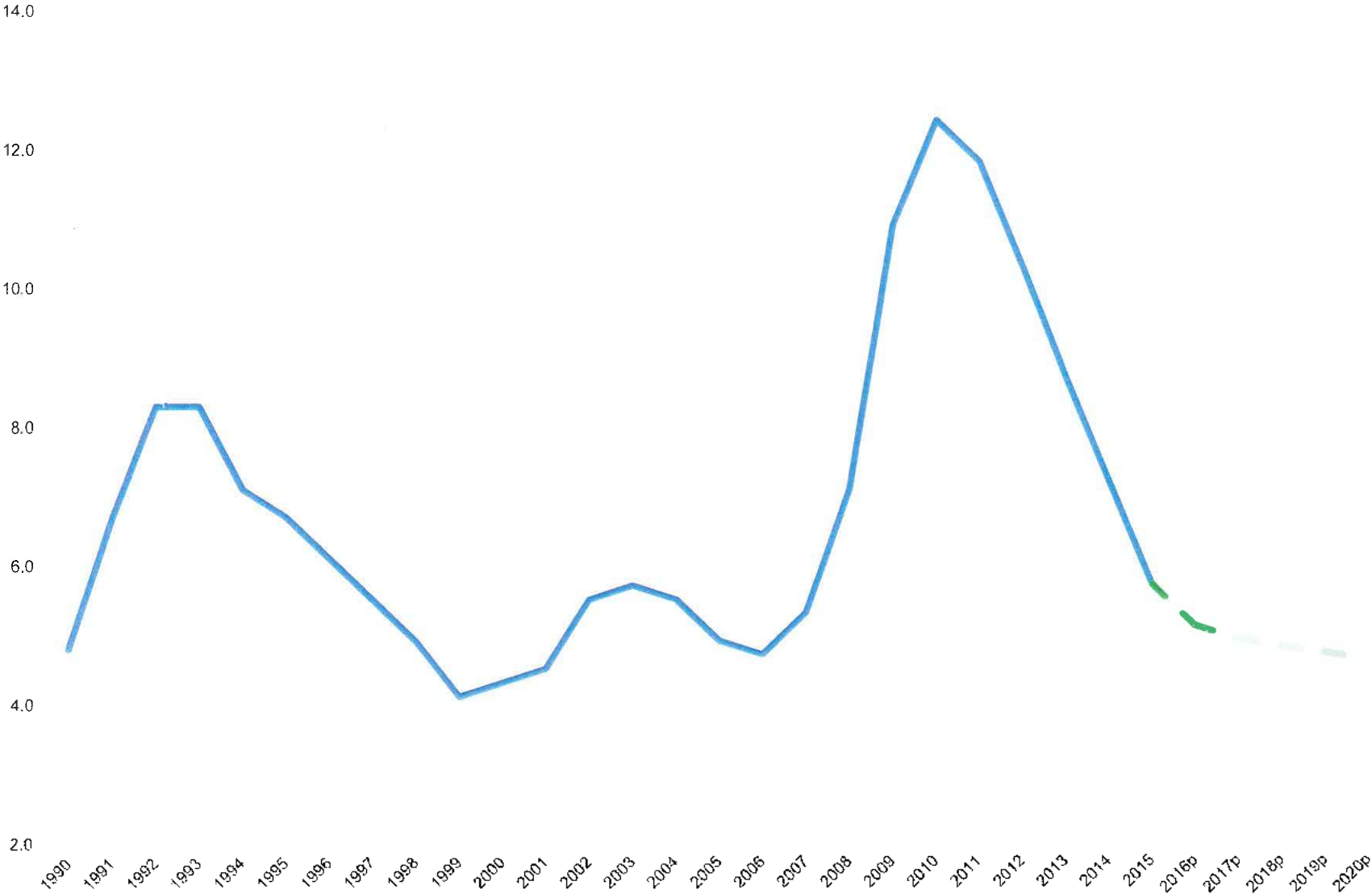
Sacramento Economics

Sacramento Job Growth

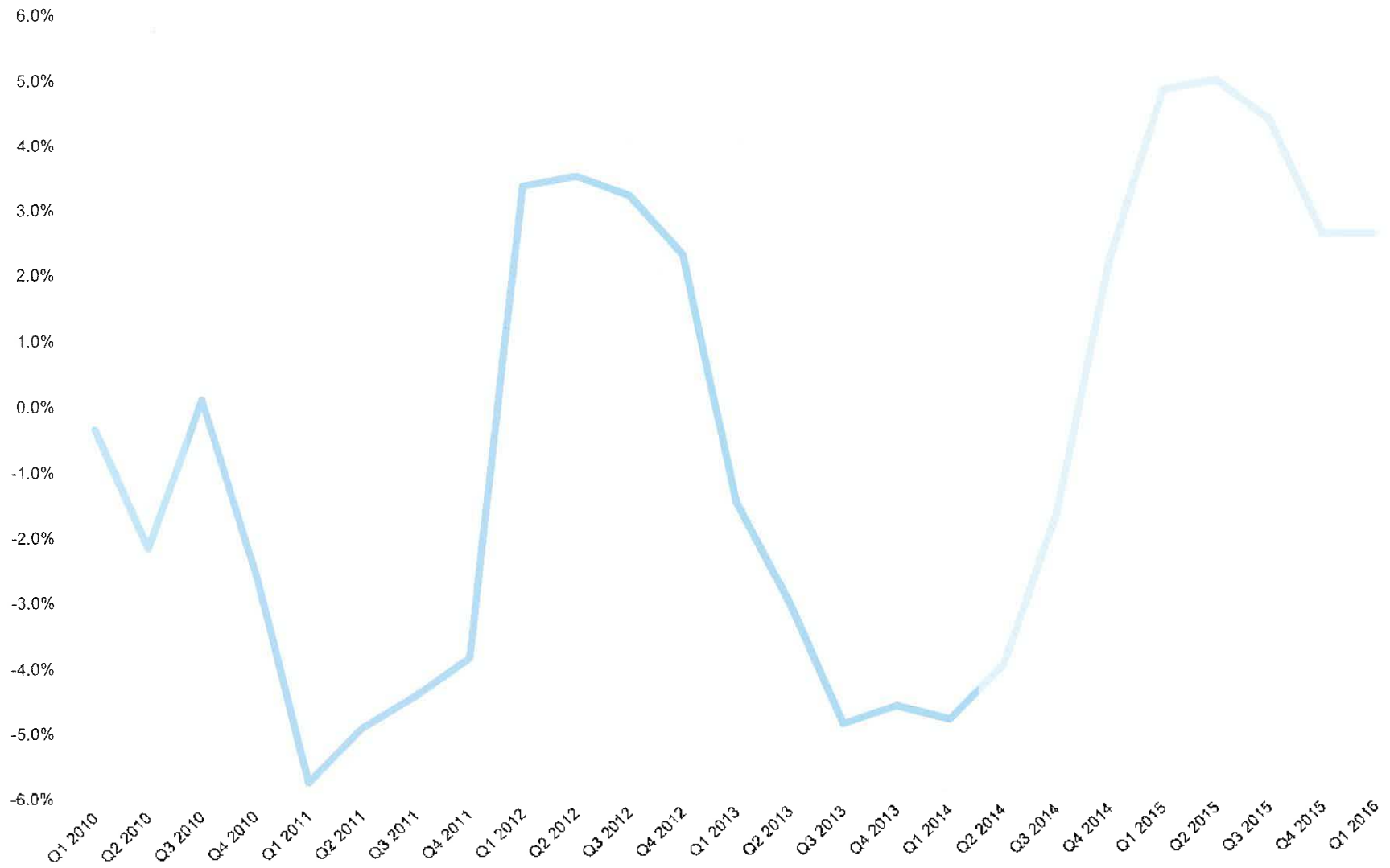


Job Growth	2011	2012	2013	2014	2015	2016p	2017p	2018p	2019p	2020p
(Thousands)	6.2	20.5	24.8	20.2	26.3			18.1		17.8
% YOY	0.7%	2.5%	2.9%	2.3%	3.0%			1.9%		1.8%

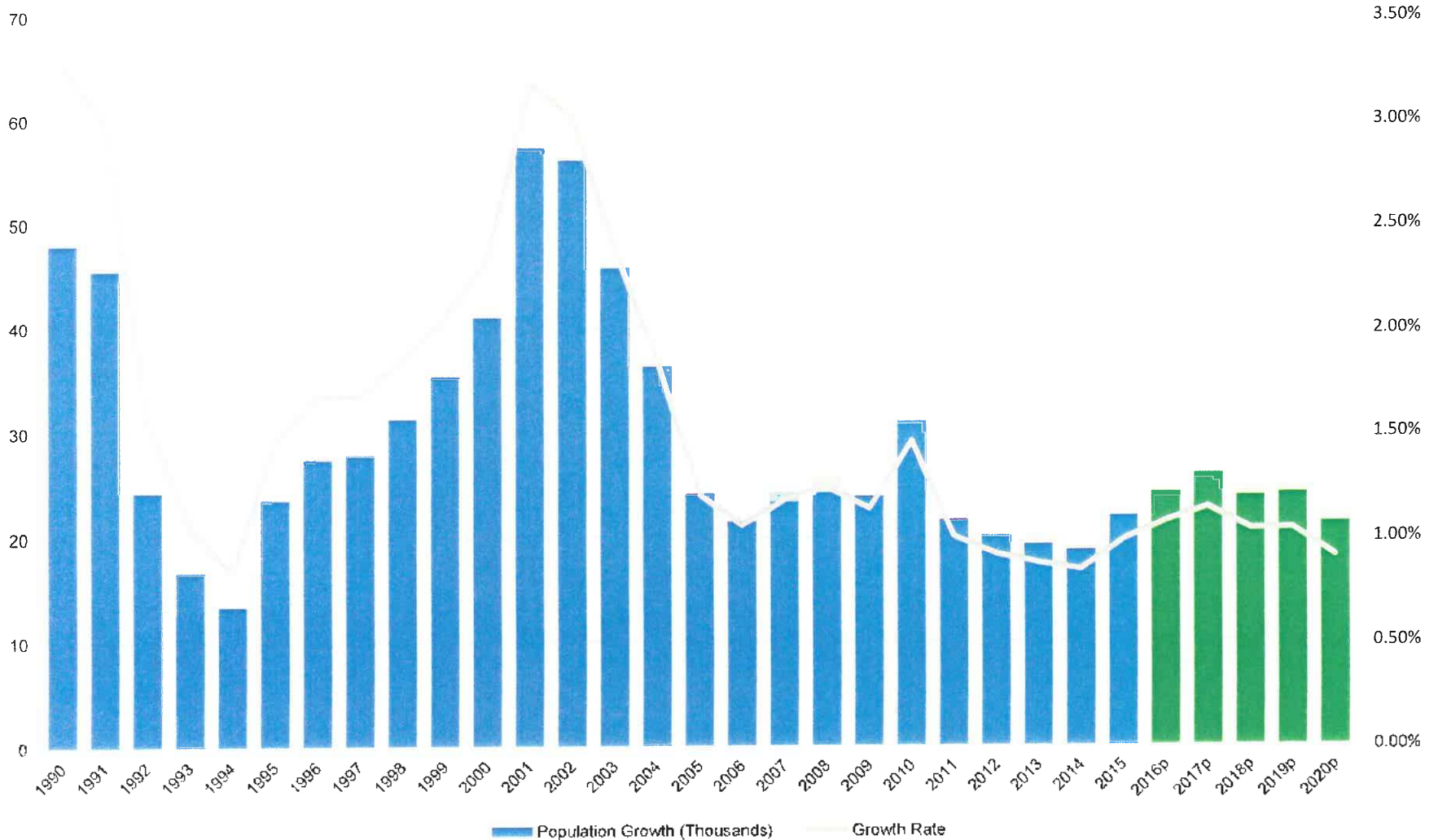
Sacramento Unemployment Rate



Sacramento Hourly Wages Percentage Change from Last Year (Adjusted for Inflation)

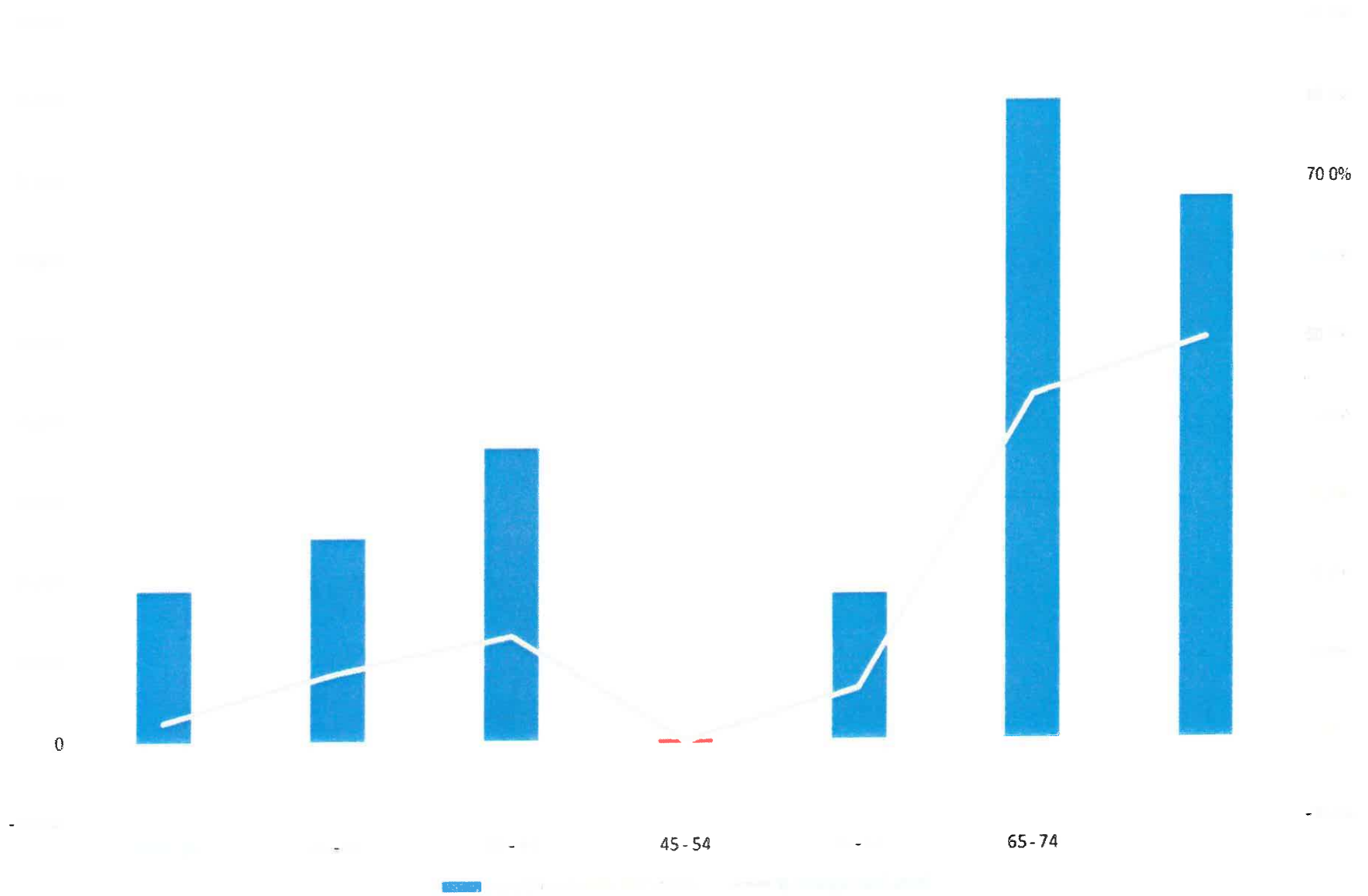


Population Growth

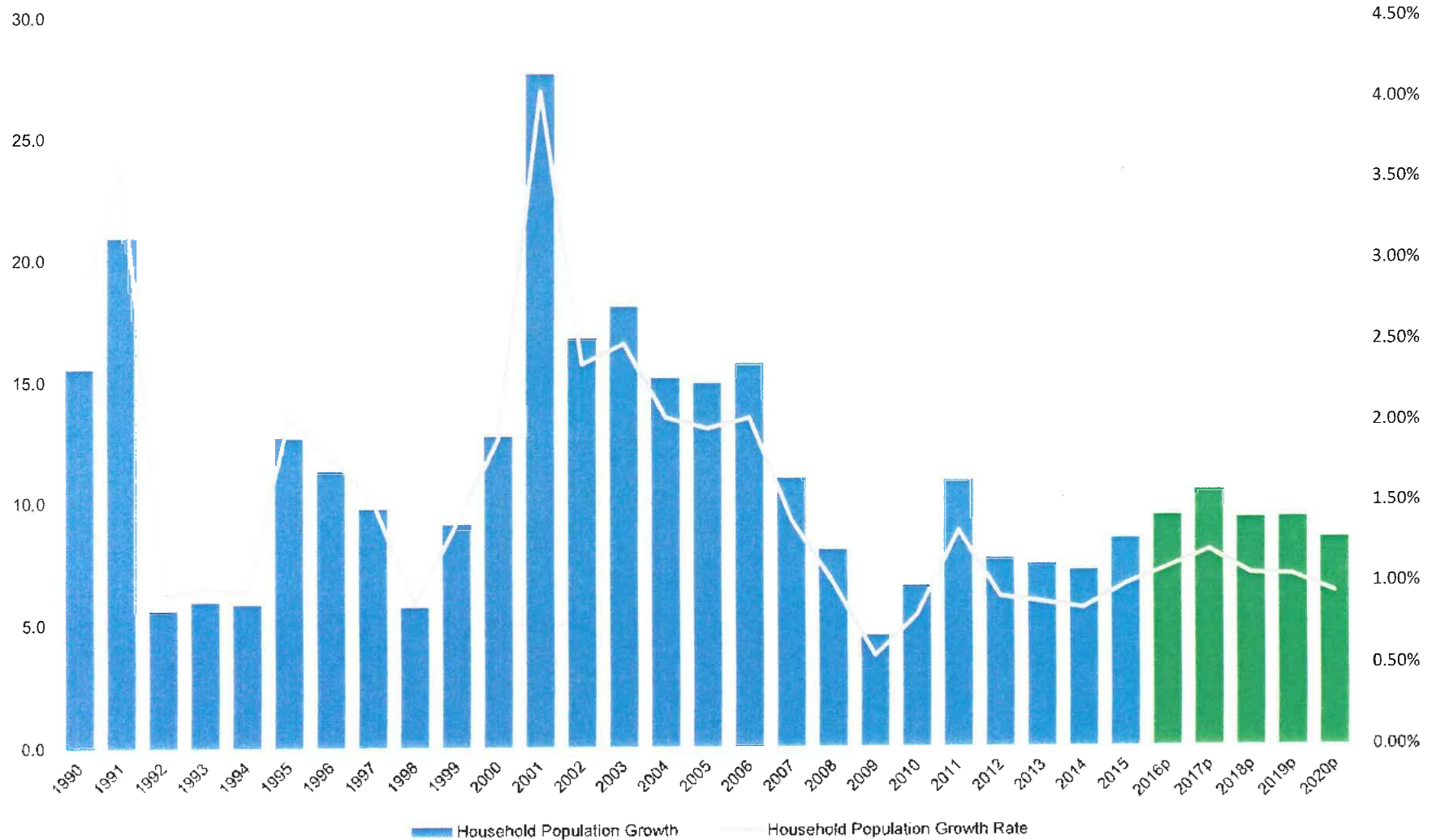


	2010	2011	2012	2013	2014	2015	2016p	2017p	2018p	2019p	2020p
(Thousands)	31.1	21.7	20.0	19.3	28.6	22.2	24.4	26.2	24.1	24.4	21.5
% YOY	1.46%	1.01%	0.92%	0.88%	1.28%	0.99%	1.08%	1.14%	1.04%	1.04%	0.91%

Sacramento MSA Population Change and Percentage Change 2015-2025

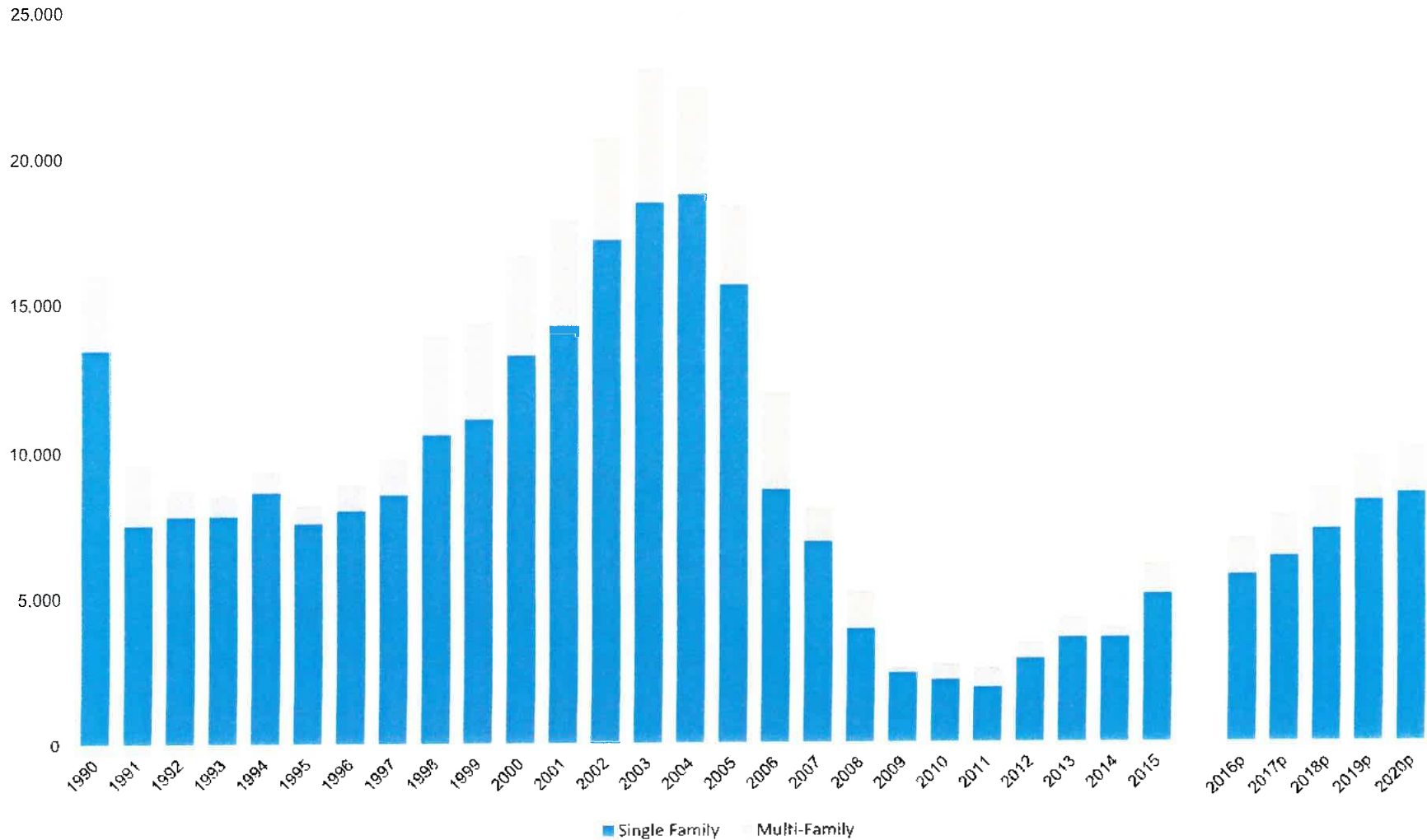


Household Population Growth



	2010	2011	2012	2013	2014	2016	2016p	2017p	2018p	2019p	2020p
(Thousands)	6.5	10.9	7.6	7.4	7.2	8.5	9.4	10.5	9.3	9.3	8.5
% YOY	0.80%	1.32%	0.92%	0.88%	0.85%	0.99%	1.09%	1.20%	1.05%	1.05%	0.94%

Sacramento



Total	2011	2012	2013	2014	2015	2016p	2017p	2018p	2019p	2020p
	2,547	3,393	4,255	3,915	6,086	6,987	7,798	8,733	9,867	10,199
% YOY	-5.1%	33.2%	25.4%	-8.0%	55.5%	14.8%	11.6%	12.0%	13.0%	3.4%

The Sacramento MSA includes the four counties of El Dorado, Placer, Sacramento and Yolo

The Sacramento Region includes the six counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba

All projections are provided by The Gregory Group

Sources include US Bureau of Economic Analysis, US Bureau of Labor Statistics, US Bureau of Census, Thomson Reuters/University of Michigan, Board of Governors of the Federal Reserve, NAHB/Wells Fargo Bank, National Association of Realtors, Zillow Real Estate Research, California Association of Realtors, Federal Reserve Bank of St. Louis, California Department of Finance, Google Maps, The Gregory Group

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MEMORANDUM

To: Steve Prosser and Jim Bermudez, City of Lincoln
From: Jamie Gomes
Subject: Lincoln Lakeside 6 Market Analysis Peer Review;
EPS #162051
Date: October 24, 2016

The Economics of Land Use



The City of Lincoln (City) is considering a rezone application for property known as Lakeside 6—Phases 7 & 8. The applicant, Mourier Land Investments, LLC (Applicant), has submitted an application to rezone an approximately 11.2-acre parcel from high-density residential (HDR) to medium-density residential (MDR) uses.

With City concurrence, the Applicant had a market analysis prepared. The market analysis was to examine the suitability of the project site for its proposed use as compared to the existing HDR zoning. The primary question the market analysis is to answer is whether the project site should remain zoned for HDR uses or whether rezoning to MDR uses would not jeopardize the City's ability to provide adequate HDR-zoned land to accommodate existing and future demand of its residents. The City retained Economic & Planning Systems, Inc. (EPS) to conduct a peer review of the Lakeside market analysis, which was prepared by The Gregory Group. EPS provided comments to an initial draft Lakeside market analysis dated June 2016. This memorandum includes EPS comments to a subsequent draft dated July 2016.

Market Analysis Summary and Conclusions

The market analysis compares the following two scenarios:

1. Existing zoning as HDR as if developed at 15.0 units per acre as attached for-sale housing.
2. Existing zoning as HDR as if developed at 15.0 units per acre as attached multifamily for-rent housing.
3. Proposed zoning as MDR as if developed at 8.0 units per acre as detached for-sale housing.

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Below is a summary of the market analysis conclusions:

1. The market analysis' "General Conclusions" are well supported. General market conditions have improved with the Sacramento Region, which has added an annual average of 23,000 jobs for the last 4 years. Recent increases in wage growth are good indicators for future purchasing power for potential new home buyers. New home sales in the Sacramento Region are anticipated to increase by approximately 20 percent in 2016, compared to 2015, and are anticipated to see a similar annual increase in 2017. Finally, the region is seeing increased interest from Bay Area buyers who may be seeking greater choice and affordability than available in Bay Area markets.
2. Placer County is expected to retain better than a one-third share of all new home sales in the Sacramento Region. Adequate supply of developable land, good public education opportunities, and ample shopping and recreational opportunities continue to support the conclusion that Placer County will continue its strong capture of new home sales in the regional market.
3. The Lincoln market has good underlying fundamentals for new for-sale housing. Placer County has retained its market share in the region, and new home price appreciation has outpaced increases in existing home pricing. Lincoln "continues to be a popular community within Sacramento ... with a unique combination of price affordability, livability and close proximity to employment in Placer County." With new supply, the analysis concludes Lincoln could regain its traditional share of south Placer County and regional new home sales. Historically, Lincoln has averaged approximately 34.4 percent of new Placer County sales.
4. The multifamily market in Sacramento has experienced a strong resurgence. The analysis states that Axiometrics has declared the Sacramento area the strongest multifamily, for-rent metropolitan region in the nation. Furthermore, Colliers International says the average rent has increased 8.9 percent in the past 12 months, and market occupancy is 97.3 percent of rental properties.¹
5. For the subject property, detached housing is preferred over attached housing, and attached housing would sell for much lower values than the MDR product. The City has not seen new construction of attached for-sale housing since 2009, given the lack of demand for such product. Since 2005, attached for-sale homes represented less than 7 percent of all new home sales. For-sale attached product is in less demand than detached homes in suburban markets like Lincoln, given decreased ability to walk to community services, fewer transit options, and greater acceptance and supply of multifamily for-rent communities located in more urban areas, particularly when such product is closer to entertainment, other public amenities, and increased transit options.
6. For the subject property, the analysis states that higher density attached housing is not the highest and best use. The analysis states, given its location on the northern edge of the City and location with standard-lot product, it is believed that higher density attached development is not the best use of the site.

¹ Lakeside 6 Lincoln, California, The Gregory Group, July 2016, p.9.

Peer Review Conclusions

The market analysis is comprehensive and adequately supports its conclusions that detached for-sale housing (in MDR zoning) would achieve greater pricing and faster absorption than an attached for-sale housing option. Analysis conclusions regarding average pricing and absorption for the detached for-sale housing option also are well supported.

The analysis includes an overview of multifamily housing market conditions in the Sacramento Region, as well as recommended lease rates if a multifamily project were to be constructed on the subject property. The analysis states, "It is believed that the pricing and occupancy recommendations are viable and appropriate when considering the subject market area and especially given the following factors..."² In only one area of the document, the analysis makes a statement that multifamily housing is not the highest and best use of the subject property, based largely on site location.³

With respect to the multifamily evaluation, the market analysis still does not appear to contain a comparison of demand and supply for multifamily housing in the Lincoln market. Page 59 of the analysis includes a demand forecast for affordable housing, but the document does not include an estimate of overall demand for multifamily housing, nor does it include a summary of existing and potential future supply of multifamily housing. The case supporting an alternative use for the subject property may be bolstered by examining alternative sites that may be better suited to accommodate future demand for multifamily housing in the City (including demand for affordable multifamily housing). Perhaps the Applicant and the City could meet and discuss the level of detail necessary to compare demand and supply of multifamily housing in the City and south Placer County.

² Lakeside 6 Lincoln, California, The Gregory Group, July 2016, p. 14.

³ Ibid, p. 24.

MEMORANDUM

To: Jim Bermudez, City of Lincoln
From: Jamie Gomes and Sean Fisher
Subject: Lakeside 6 Fiscal Impact Analysis; EPS #162051
Date: October 12, 2016

Introduction

The City of Lincoln (City) retained Economic & Planning Systems, Inc. (EPS) to evaluate the fiscal impacts of the proposed Lakeside 6 project Phases 7 and 8 (Project). The 11.2-acre parcel is located in the northwestern portion of the City and is zoned to accommodate high-density residential land uses. Mourier Land Investments, LLC, the Project Applicant is proposing to submit a development application to rezone the Project site from high- to medium-density residential land uses only. This land use change will require City approval of the rezone. Thus, the City has requested EPS conduct economic analyses to inform the viability of retaining the Project's current zoning designation versus approving the proposed rezone. This memorandum summarizes an evaluation of the fiscal impacts of the Project under both existing and proposed zoning designations. An EPS peer review of a market analysis for high- and medium-density residential land uses commissioned by the Project Applicant is contained in a separate document.

This fiscal impact analysis (Analysis) examines the Project's estimated fiscal impact on the City's annual General Fund budget. Specifically, the Analysis estimates whether projected revenues from the Project will adequately cover the costs of delivering citywide services (e.g., police protection, fire protection, recreation) to the Project's residents. The Analysis is based on the assumption that these services will be provided by the City.

At the City's request, EPS has analyzed the estimated annual fiscal impacts on the City's General Fund for the following two land use scenarios at buildout:

- Scenario 1—Existing Zoning (High-Density Residential only).
- Scenario 2—Proposed Zoning (Medium-Density Residential only).

The technical analyses for both scenarios are included as separate attachments to this memorandum. Attachment 1 comprises the technical analysis for Scenario 1 (Existing Zoning), while



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Attachment 2 comprises the technical analysis for Scenario 2 (Proposed Zoning). Data, assumptions, and detailed calculations underlying the Analysis are provided in Appendices A through D in each Attachment.

Project Overview

The Project, which is composed of an 11.2-acre parcel, is located in the northern portion of the City north of Lincoln Airport Drive at the northern end of McClain Drive. Refer to Map 1 for the Project location and site plan.

Scenario 1: Existing Zoning

The Project is zoned to accommodate high-density residential for the entire 11.2-acre parcel. With an average density of 15 dwelling units per acre, the existing zoning results in 168 dwelling units. Table A-2 in Attachment 1 summarizes the Project's existing land use plan at buildout.

Scenario 2: Proposed Zoning

The Applicant has submitted an application to rezone the parcel from high-density to medium-density residential uses. This proposed rezone would result in a decrease in density to 7.6 dwelling units per acre and 85 dwelling units. Table A-2 in Attachment 2 summarizes the Project's proposed land use plan at buildout.

Overview of Results

The Analysis yields the following results, as summarized in Table 1. Table 2 provides a detailed line-item listing of City General Fund revenues and expenditures resulting from buildout of both Project scenarios:

- Buildout of Scenario 1 (Existing Zoning) is estimated to yield a net fiscal deficit for the City's General Fund. At buildout, the Project is estimated to generate a net annual General Fund deficit of approximately \$66,900. Based on the creation of 168 high-density residential units, the Analysis estimates the Project will generate about \$79,900 in net, new, annual City General Fund revenues and will require about \$146,800 in annual City General Fund service costs.
- Buildout of Scenario 2 (Proposed Zoning) is estimated to yield a smaller net fiscal deficit for the City's General Fund than Scenario 1. With medium-density residential uses only, Scenario 2 is estimated to generate a net annual General Fund deficit of approximately \$15,700, or approximately \$185 per residential unit. The Analysis estimates the Project will generate about \$66,700 in net, new, annual City General Fund revenues and will require approximately \$82,400 in annual City General Fund service costs.

Although both scenarios result in a net fiscal deficit for the City's General Fund, Scenario 2 (Proposed Zoning) significantly decreases the deficit. While General Fund revenues are higher in Scenario 1, they are more than offset by the reduction in annual expenditures resulting from the shift from high-density to medium-density residential uses.

Table 1
Lincoln Lakeside 6
Fiscal Impact Analysis
Fiscal Impact Results Summary (2016\$)

Item	Estimated Annual Fiscal Impact at Buildout [1]		
	Scenario 1: Existing Zoning	Scenario 2: Proposed Zoning	Difference
General Fund			
Annual Revenues	\$79,900	\$66,700	(\$13,200)
Annual Expenditures	\$146,800	\$82,400	(\$64,400)
General Fund Annual Surplus/(Deficit)	(\$66,900)	(\$15,700)	\$51,200
Annual Surplus/(Deficit) per Unit	(\$399)	(\$185)	

comp

Source: EPS.

[1] Values rounded to the nearest \$100.

Table 2
Lincoln Lakeside 6
Fiscal Impact Analysis
Fiscal Impact Results (2016\$)

Item	Estimated Annual Fiscal Impact at Buildout [1]		
	Scenario 1: Existing Zoning	Scenario 2: Proposed Zoning	Difference
General Fund			
Annual Revenues			
Property Taxes	\$44,000	\$38,800	(\$5,200)
Property Tax In-Lieu of VLF	\$11,400	\$10,000	(\$1,400)
Property Transfer Tax	\$1,200	\$2,200	\$1,000
Sales Taxes	\$16,600	\$12,000	(\$4,600)
Sales Tax - Prop. 172 Public Safety	-	-	-
Transient Occupancy Tax	\$1,300	\$700	(\$600)
Business License Tax	\$500	\$300	(\$200)
Franchise Fees	\$4,900	\$2,700	(\$2,200)
Subtotal General Fund Revenues	\$79,900	\$66,700	(\$13,200)
Annual Expenditures			
Police	\$80,500	\$45,200	(\$35,300)
Fire	\$50,900	\$28,600	(\$22,300)
Recreation	\$1,800	\$1,000	(\$800)
Library	\$2,600	\$1,500	(\$1,100)
Administrative Services	\$500	\$300	(\$200)
Community Development	\$2,400	\$1,300	(\$1,100)
Public Services	\$3,100	\$1,700	(\$1,400)
City Council/Treasurer	\$1,700	\$900	(\$800)
City Manager	\$2,400	\$1,400	(\$1,000)
City Attorney	\$900	\$500	(\$400)
Subtotal General Fund Expenditures	\$146,800	\$82,400	(\$64,400)
General Fund Annual Surplus/(Deficit)	(\$66,900)	(\$15,700)	\$51,200
Annual Surplus/(Deficit) per Unit	(\$399)	(\$185)	

ph_sum

Source: EPS.

[1] Values Rounded to the nearest \$100.

Methodology and Assumptions

This section details the underlying methodology and assumptions used to estimate the fiscal impact of the Project on the City. It describes assumptions concerning municipal service delivery, land development, and General Fund budgeting. In addition, it details the methodology used to forecast the Project's General Fund revenues and expenditures at buildout under each scenario.

Note that tables referenced in the following sections refer to tables in both Attachments. Both Attachment 1 (Scenario 1: Existing Zoning) and Attachment 2 (Scenario 2: Proposed Zoning) include the same set of tables.

Municipal Service Provision

This Analysis examines the Project's ability to generate adequate revenues to cover the City's costs of providing public services to the Project. The services analyzed in this Analysis comprise General Fund services (e.g., police, fire, general government).

This Analysis excludes any services that may be funded privately, such as common area maintenance costs, which may be funded through a Homeowners' Association or other private mechanism. This Analysis also does not address activities budgeted in other City Governmental Funds or Proprietary Funds, nor does it include an evaluation of capital facilities or funding of capital facilities needed to serve new development.

General Assumptions

This Analysis is based on the City's Budget for Fiscal Year (FY) 2015–16, tax regulations, statutes current as of September 2016, and other general assumptions discussed herein. Each revenue item is estimated based on current State of California (State) legislation and current City practices. Therefore, the analysis reflects the current State-local fiscal relationship as it exists at the time the Analysis was completed. Future changes by either State legislation or City practices may affect the revenues and expenditures estimated in this Analysis. All costs and revenues are shown in constant 2016 dollars. General fiscal and demographic assumptions are detailed in Table A-1 in Appendix A.

EPS consulted the City's budget documents to develop forecasting methodologies for specific revenues and expenditures affected by new development in the proposed Project. In addition, EPS consulted with City staff to clarify budget data and review assumptions and Analysis results. This Analysis also uses information from the following sources: Project applicants, Placer County (County) Assessor and Auditor-Controller, State Department of Finance (DOF), State Board of Equalization (BOE), the U.S. Bureau of Labor Statistics (BLS), and subscription-based data sources (e.g., CoStar).

The actual fiscal impacts of new development in the Project will vary from those presented in this Analysis if development plans or other assumptions (e.g., assessed valuations, sales tax revenue assumptions) change from those presented in this Analysis.

General Fund Revenue- and Expenditure-Estimating Assumptions

This Analysis considers only discretionary General Fund revenues that will be generated by the Project. Offsetting revenues, which are General Fund revenues that are dedicated to offset the

costs of specific General Fund department functions, are excluded from this Analysis. Departmental costs funded by offsetting revenues or not affected by development also are excluded from this Analysis. Calculations used to exclude offsetting revenues from total annual revenues in the Analysis were reviewed by City staff and are shown in Table B-1 in Appendix B. Calculations to estimate annual expenditures, net of offsetting revenues, are shown in Table C-1 in Appendix C. A detailed listing of offsetting revenues is shown in Table D-4 in Appendix D.

Development Assumptions

Listed below are brief summaries of land use and other development-related assumptions:

- **Land Use:** The Project is entitled to accommodate residential uses, as described above for Scenario 1 (Existing Zoning). Scenario 2 (Proposed Zoning) is based on information provided by the Project Applicant.
- **Residential and Employee Estimates:** Residential population is calculated using an average persons-per-household factor of 1.80 for high-density residential for Scenario 1 and 2.00 for medium-density residential for Scenario 2, which was provided by City staff and is consistent with the April 2014 Lincoln Village 1 Fiscal Impact Analysis, prepared by EPS.
- **Residential Assessed Value:** The estimated assessed valuation of residential development was informed by the market analysis prepared by the Project Applicant and peer reviewed by EPS. All medium-density residential units are assumed to be owner-occupied and high-density units are assumed to be renter-occupied. Estimated buildout assessed values for the Project, under both scenarios, are calculated in Table D-2 in Appendix D.
- **Property Turnover Rates:** In Scenario 1, renter-occupied residential uses are assumed to turnover once every 15 years in this analysis. Under Scenario 2, this Analysis is based on the assumption that a for-sale residential unit would turn over once every 7 years.
- **Persons-Served Methodology:** In estimating service demands of the Project and those of the existing City, EPS used a factor to approximate the service demands of an employee in Project nonresidential land uses as compared to a Project resident. As there is no nonresidential development in either scenario, persons-served is the same as the number of Project residents.
- **Income of Households:** The average household income for residential units in the Project is used to forecast household retail expenditures.¹ As shown in Table D-3 in Appendix D, this calculation was derived using monthly rent for high-density renter-owned units and the calculation for medium-density units was derived using the following assumptions and data inputs:²

¹ All high-density units are assumed to be renter-occupied, and all medium-density units are assumed to be owner-occupied.

² Monthly rent estimate assumes an average unit size of 883 sq. ft. and \$1.29/sq. ft. monthly rent, based on the market analysis completed by the Applicant and peer-reviewed by EPS.

- Estimated home value.
- Assumed 5-percent, 30-year, fixed-rate mortgage with a 20-percent down payment and 2 percent annual taxes and insurance for medium-density residential and estimated.
- Monthly Homeowners' Association (HOA) dues.
- Estimated 35 percent of income dedicated to mortgage payments, taxes, and insurance.

Revenue-Estimating Methodology

EPS used either a marginal-revenue case-study approach or an average-revenue approach to estimate Project-related General Fund revenues.

The marginal-revenue case-study approach simulates actual revenue generation resulting from new development. The case-study approach for estimating sales and use tax revenues, for instance, forecasts market demand and taxable spending from the Project's new residents. Case studies used in this Analysis are discussed in greater detail later in this section.

The average-revenue approach uses the City's FY 2015–16 budgeted revenue amounts on a citywide per-persons-served basis to forecast revenues derived from estimated residents of the Project.³

Revenue sources *not* expected to increase as a result of development are excluded from this Analysis. These sources of revenue are not affected by development because they are either one-time revenue sources not guaranteed to be available in the future or there is no direct relation between increased employment growth and increased revenue.

A listing of all City General Fund revenue sources and the corresponding estimating procedure used to forecast future Project revenues is shown in Table B-1 in Appendix B. A summary of estimated annual General Fund revenues generated by the Project is provided in Table B-2.

Property Tax

Estimated annual property tax revenue resulting from development in the Project is presented in Table B-3 in Appendix B. To be consistent with the City's budget data, the estimated assessed values for Project land uses are assumed to remain static in 2014-dollar values—real growth in assessed value is not estimated.

The Project site is located in the Tax Rate Area (TRA) 003-002. The share of property taxes the City is assumed to receive from the Project is derived from the total assessed value of the Project and the City's property tax allocation share of the 1-percent ad valorem property tax, as shown in Table D-1 in Appendix D.

Property Tax in Lieu of Vehicle License Fees

A formula provided by the State Controller's Office was used to forecast Property Tax in Lieu of Vehicle License Fees (PTIL VLF). PTIL VLF is calculated by taking the percentage increase of the

³ A *per-persons-served* basis of estimating revenues is used to take into account that businesses (and their employees) have a fiscal impact on many City revenues but at a lower level than residential development's impact.

City's assessed value resulting from the Project and applying that percentage share to the City's current State allocation of PTIL VLF. This calculation is shown in Table B-3 in Appendix B.

Real Property Transfer Tax

Real property transfer tax is based on the assessed value of the Project's land uses and the anticipated turnover of residential properties over time. As stated earlier, the Analysis is based on the assumption the Project's residential property will turn over 5.6 percent every year (or once every 15 years) for high-density residential uses in Scenario 1 and 14.3 percent per year (or once every 7 years) for medium-density residential in Scenario 2. Real property transfer tax revenue projections are identified in Table B-4 in Appendix B.

Sales Tax

Sales tax revenues are based on taxable sales generated in the City and the Bradley-Burns 1-percent local sales tax rate. Estimated sales tax revenues to the City are summarized in Table B-5 in Appendix B.

As there is no nonresidential development included in either scenario, EPS estimated sales tax revenue using a market-support method. This methodology measures taxable sales generated from new Project households and employees spending money within the City's boundaries.

Market-Support Method

This Analysis estimates retail expenditures of future residents in the Project by type of retail category and the share of expenditures estimated to be captured in the City (e.g., generate sales in the City's retail establishments). The amounts and types of expenditures made by residents generally depend on their household income. Data for this Analysis are based on estimated Project resident incomes, household spending patterns, and retail demand and supply market conditions in the City.

Specifically, this Analysis estimates retail expenditures of future residents by:

- Estimating the total income of new households, based on projected home sales prices for new homes, monthly rent for rental units, housing costs, and estimated household income, as shown in Table D-3. Estimated household incomes for owner-occupied units are based on the assumption home purchases are financed by a 30-year fixed-rate mortgage.⁴
- Evaluating Consumer Expenditure Survey (CES) data from the U.S. BLS, which reports the proportion of income spent on various household goods and services by income group.
- Translating the U.S. BLS data on household expenditures into retail store categories by North American Industry Classification System (NAICS) code.⁵

⁴ Income estimate is based on the assumption that annual mortgage payment (30-year, 5-percent fixed interest, 20-percent down payment), property taxes, insurance, and monthly HOA dues of \$150 equal 35 percent of income. Property taxes and insurance assumed at 2 percent of home value.

⁵ The NAICS classifies retail stores into 12 categories. Although not classified under retail trade, Food Services and Drinking Places typically are considered part of retail in retail market analyses.

In Scenario 1, monthly rent is estimated at \$1,125, resulting in an estimated annual household income of \$39,000. Typical household expenditure patterns from the BLS' CES suggests, at these income levels, Project residents are estimated to spend 36 percent of their household income on taxable retail expenditures. Sales prices for the Project's owner-occupied, medium-density homes in Scenario 2 are estimated at \$330,000 per unit. Based on this home price, EPS estimated future household incomes would be \$73,000. At this income level, Project residents are estimated to spend 27 percent of their household income on taxable retail expenditures. Both scenarios are based on the assumption that retail businesses in the City would capture 75 percent of the Project's household retail demand. No spending would be captured in the Project under either scenario, given the absence of any planned retail uses. Refer to Table B-5A for details pertaining to the calculation of the market-support sales calculation.

Proposition 172

Public safety sales tax is collected on a countywide basis and allocated principally to the County, with a small portion of revenues allocated to incorporated cities in the County. This revenue source is used to fund police and fire services in the City. Estimated revenues from the City's share of the County's half-cent sales tax for public safety are shown in Table B-5.

Expenditure-Estimating Methodology

Expenditure estimates are based on the City's FY 2015–16 Budget and supplemental information from City staff. This Analysis estimates General Fund expenditures to the Project under both scenarios. General Fund department expenditures that are expected to be affected by the Project are forecasted using an average-cost approach or a marginal-cost case-study approach.

- The average-cost approach uses the City's FY 2015–16 budgeted expenditures on a citywide per-persons-served basis to forecast expenditures required to serve new development.
- The marginal-cost case-study approach simulates estimated expenditures required to serve new development. Police and fire department expenditures are estimated using a case-study approach and are described later in this section.

A listing of all City General Fund expenditures and the corresponding estimating procedure used to forecast future Project expenditures is shown in Table C-1. A summary of estimated annual General Fund expenditures required to serve the Project at buildout is provided in Table C-2.

Average-Cost Expenditures

Expenditures that are affected by residents and employees are projected using a *per-person-served* average cost multiplier. These expenditures include these department functions:

- | | |
|--------------------------|---------------------------|
| • City Council/Treasurer | • Administrative Services |
| • City Manager | • Community Development |
| • City Attorney | • Public Services |

Library and recreation expenditures are estimated using a *per capita* average cost multiplier because this service generally is demanded by residential development only.

Marginal-Cost Case-Study Expenditures

For police and fire, expenditures are projected using per capita marginal cost multipliers as mentioned above, based on staffing standards in a set of comparison cities. This Analysis calculated an annual General Fund marginal cost per officer for police and fire services based on department cost data provided by the City. Using FY 2015–16 budgeted staffing levels for the comparison cities of Folsom, Rocklin, Roseville, Woodland, and Yuba City, the Analysis calculated average staffing standards for police and fire services (number of officers and number of uniformed fire personnel per 1,000 residents) as the service standards for the Project. The resulting per capita costs for police and fire are based on staffing standards from comparison cities and the City's marginal cost per officer or uniformed fire personnel, net of fixed costs, as shown in Table C-3.⁶

Technical Appendices

The technical calculations used in this Analysis are shown in Appendices A through D (Tables A-1 through D-4) for each attachment. Attachment 1 provides the technical appendices for Scenario 1 (Existing Zoning), while Attachment 2 provides the technical appendices for Scenario 2 (Proposed Zoning):

- Appendix A indicates the proposed land uses and general assumptions used in this Analysis.
- Appendix B identifies the projected revenues that will be generated by the Project for the City's General Fund.
- Appendix C details the estimated expenditures for the City to provide General Fund services to the Project. It also shows the offsetting revenue analysis, which allocates dedicated General Fund revenues to General Fund department functions.
- Appendix D shows the projected assessed value of the Project, which serves as the basis for calculating property tax revenues. In addition, this appendix provides detail on the portion of the Assembly Bill 8 allocation of property tax revenues provided to the City and includes the calculation of estimated average household income.

⁶ This Analysis includes an adjustment factor, which reduces the average cost per officer and firefighter per capita to account for the fact that the small number of additional residents will not necessitate a demand in additional fixed costs.

ATTACHMENT 1 (EXISTING ZONING)

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**Table A-1
Lincoln Lakeside 6
Fiscal Impact Analysis
General Assumptions**

**Existing
Zoning**

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2015-16
Property Turnover Rate [2]	% per year
Residential - Owner Occupied	14.3%
Residential - Renter Occupied	6.7%
Nonresidential	6.7%
General Demographic Characteristics	
City of Lincoln	
Population [3]	45,837
Employees [4]	5,600
Persons Served [5]	48,637

gen_assumps

Source: California Department of Finance; EDD; U.S. Census LED; and EPS.

- [1] Reflects the City of Lincoln Fiscal Year 2015-16 adopted budget. Revenues and expenditures are in 2016 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.
- [2] Based on EPS research, owner-occupied residential units assumed to turn over every 7 years; renter-occupied units and nonresidential development assumed to turn over every 15 years.
- [3] From California Dept. of Finance, E-5 Population Estimates January 1, 2015.
- [4] US Census Onthemap.ces.census.gov estimated a total of 4,795 jobs in Lincoln, CA in 2013. California EDD reports an annual average growth rate of 2.65% since 2013 for the Sacramento MSA. EPS escalated 2013 employment figure to arrive at 2015 employment estimate, adjusted by an additional 10% to account for self-employed workers, and rounded to the nearest hundred employees.
- [5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Land Use Summary at Buildout

Existing Zoning

Land Use	Net Acreage	Density	Buildout	
			Dwelling Units	Commercial Bldg. Sq. Ft.
Residential Land Uses		<u>Units/Acre</u>		
Renter-Occupied Residential				
Residential High Density (HDR)	11.2	15.0	168	-
Subtotal Renter-Occupied Residential	11.2	-	168	-
Total Residential Land Uses	11.2	-	168	-

lu

Source: Land Development Services, Inc.; and EPS.

Table A-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Analysis Assumptions

Existing Zoning

Land Use	Est. Average Assessed Valuation	Annual Turnover Rate	Dwelling Units	Resident Densities	Vacancy [1]	Buildout Service Population [2]
Residential Land Uses	<u>Per Unit [3]</u>		<u>Units</u>	<u>Persons/ HH [4]</u>		
Renter-Occupied Residential						
Residential High Density (HDR)	\$190,000	6.7%	168	1.80	5.6%	285
Subtotal Renter-Occupied Residential			168			285
Subtotal Residential			168			285

proj_assumps

Source: CA Dept. of Finance; ESRI; US Census Bureau; CoStar; Colliers; Parcel Quest; City of Lincoln; Land Development Services, Inc.; Gregory Group; and EPS.

[1] Proposed residential vacancy rate based on California Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 1/1/2015 for City of Lincoln.

[2] Based on occupied dwelling units.

[3] Rental unit value assumes an average unit size of 850 sq. ft. and \$1.35/sq. ft. monthly rent, based on EPS research of a sample of Class A apartments in Rocklin as of January 2015. Monthly rent assumes 5% vacancy, 20% operating expenses, 6% leasing commissions, 3% replacement reserves, and a 6.5% cap rate.

[4] Persons per household figures were provided by City of Lincoln staff and are consistent with Lincoln Village 1 Fiscal Impact Analysis prepared by EPS for the City of Lincoln, dated April 25, 2014.

1-A-3

Table B-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Revenue-Estimating Procedures (2016\$)

Existing Zoning

Item	Revenue Estimating Procedure	Case Study Reference	Annual Budget Revenues [3]	Offsetting Revenues [1]	Not Impacted By New Development	Net Annual General Fund Revenues	Service Population	Revenue Multiplier
General Fund								
Taxes								
Property Taxes	Case Study	Table B-3	\$5,342,600	\$0	\$0	\$5,342,600	N/A	-
Property Tax In-Lieu of VLF	Case Study	Table B-3	\$2,397,800	\$0	\$0	\$2,397,800	N/A	-
Property Transfer Tax	Case Study	Table B-4	\$266,900	\$0	\$0	\$266,900	N/A	-
Sales Taxes	Case Study	Table B-5	\$3,307,200	\$0	\$0	\$3,307,200	N/A	-
Sales Tax - Prop. 172 Public Safety	Case Study	Table B-5	\$149,100	\$0	\$0	\$149,100	N/A	-
Transient Occupancy Tax	Persons Served	-	\$220,000	\$0	\$0	\$220,000	48,637	\$4.52
Business License Tax	Persons Served	-	\$90,200	\$0	\$0	\$90,200	48,637	\$1.85
Franchise Fees	Persons Served	-	\$835,000	\$0	\$0	\$835,000	48,637	\$17.17
Fees & Permits	[1,2]	-	\$627,242	\$626,842	\$400	\$0	N/A	-
Other Intergovernmental	[1,2]	-	\$192,570	\$165,070	\$27,500	\$0	N/A	-
Services Charges	[1]	-	\$328,370	\$328,370	\$0	\$0	N/A	-
Recreation Services	[1]	-	\$765,250	\$765,250	\$0	\$0	N/A	-
Fines & Forfeitures	[1]	-	\$44,000	\$44,000	\$0	\$0	N/A	-
Use of Money and Property	[2]	-	\$283,200	\$0	\$283,200	\$0	N/A	-
Other Revenues	[2]	-	\$176,200	\$77,400	\$98,800	\$0	N/A	-
Net General Fund Operating Revenues			\$15,025,632	\$2,006,932	\$409,900	\$12,608,800		

rev_methods

Source: City of Lincoln 2015-16 Budget; and EPS.

[1] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs, therefore they are netted out of both total revenues and total costs. See Table D-4 for detail.

[2] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.

[3] Annual budget revenues are based on City of Lincoln Annual Budget Fiscal Year 2015-2016 (Adopted June 23, 2015).

Table B-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Net Annual Revenues (2016\$)

Existing Zoning

Revenues [1]	Estimated Project Annual Revenues [2]	% of Total at Buildout
Annual General Fund Revenues		
Property Taxes	\$44,000	55.1%
Property Tax In-Lieu of VLF	\$11,400	14.3%
Property Transfer Tax	\$1,200	1.5%
Sales Taxes	\$16,600	20.8%
Sales Tax - Prop. 172 Public Safety	\$0	0.0%
Transient Occupancy Tax	\$1,300	1.6%
Business License Tax	\$500	0.6%
Franchise Fees	\$4,900	6.1%
Total Annual GF Revenues	\$79,900	100.0%

revenues

Source: City of Lincoln 2015-16 Budget; and EPS.

[1] Includes only net revenues affected by development. See Table B-1 for estimating assumptions.

[2] Values Rounded to the nearest \$100.

Table B-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Property Tax Revenues (2016\$)

Existing Zoning

Item	Assumptions	Formula	Revenues
Property Tax (General 1-Percent)			
Buildout Assessed Value (2016\$) [1]		a	\$31,840,200
Total Property Tax Revenue	1.0%	$b = a * 1.00\%$	\$318,402
Estimated Property Tax Allocation [2]			
City of Lincoln (Post-ERAF)	13.8%	$c = b * 13.8\%$	\$44,006
Placer County (Post-ERAF)	16.2%	$d = b * 16.2\%$	\$51,591
Other Agencies/ERAF	70.0%	$e = b * 70.0\%$	\$222,806
Property Tax In-Lieu of Vehicle License Fee (VLF)			
Estimated Base Citywide Assessed Value [3]		i	\$6,711,485,859
Assessed Value of Project		$j = a$	\$31,840,200
Total Assessed Value		$k = i + j$	\$6,743,326,059
Percent Change in Assessed Value		$l = (k - i) / i$	0.5%
Property Tax In-Lieu of VLF	\$2,397,800	$m = l * \$2,397,800$	\$11,375

prop_tax

Source: City of Lincoln 2015-16 Budget; Placer County Auditor-Controller's Office and Assessor's Office; and EPS.

[1] For assumptions and calculation of assessed value, see Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] Total FY 2015-16 secured and unsecured assessed value for the City of Lincoln.

Table B-4
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Real Property Transfer Tax Revenues (2016\$)

Existing Zoning

Item	Assumption/ Reference	Formula	Proposed Project
Assumptions			
Tax Rate per \$1,000 of Assessed Value	\$0.55		
Annual Turnover Rates			
Residential - Owner Occupied	14.3%		
Residential - Renter Occupied	6.7%		
Nonresidential	6.7%		
Renter-Occupied Residential [1]			
Total Estimated Assessed Value	Table D-2	a	\$31,840,200
Estimated Property Turnover		$b = a * 6.7\%$	\$2,133,293
Estimated Property Transfer Tax		$c = \$0.55 / 1,000 * b$	\$1,173
Estimated Annual Transfer Tax Revenues			\$1,173

transfer_tax

Source: City of Lincoln; and EPS.

[1] All existing residential units are assumed to be renter occupied for purposes of this analysis. Includes the assessed value of existing residential units and proposed renter-occupied residential from Table D-2. This analysis assumes turnover of other existing land uses (e.g. agriculture) occurs infrequently and resulting transfer tax revenue would be negligible, so it has been excluded from the analysis.

Table B-5
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Sales and Use Tax Revenues (2016\$)

Existing Zoning

Item	Source/ Assumption	Formula	Proposed Project
Estimated Annual Taxable Sales			
Citywide Taxable Sales from New Market Support	Table B-5A		\$1,659,000
Net Taxable Sales from Onsite Commercial	N/A		\$0
Total Annual Taxable Sales		<i>a</i>	\$1,659,000
Annual Sales Tax Revenue			
Bradley Burns (Local) Sales Tax Rate	1.0000%	<i>b</i>	
Total Annual Local Sales Tax Revenue	1.0000%	<i>d = 1.0000% * a</i>	\$16,590
Gross Prop. 172 Public Safety Sales Tax Revenue	0.5000%	<i>f = 0.5000% * a</i>	\$8,295
City of Lincoln Allocation [1]	0.4106%	<i>g = 0.4106% * f</i>	\$34

sales_tax

Source: California State Board of Equalization; City of Lincoln Budget 2015-16; and EPS.

[1] Based on estimated Citywide taxable sales, the City receives 0.4106% of Prop. 172 sales tax revenue.

Table B-5A
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2016\$)

Existing Zoning

Annual Taxable Sales from Market Support	Assumption	Proposed Project
Annual Taxable Sales from New Households		
Residential Development		
Residential High Density (HDR)		158
Total Residential Development		158
Taxable Retail Expenditures [1]		
	<i>per Household</i>	
Residential High Density (HDR)	\$14,000	\$2,212,000
Total Taxable Retail Expenditures from New Households		\$2,212,000
Estimated Citywide Capture from New Households [2]		
	75%	\$1,659,000
Estimated Taxable Sales inside Project Area	0%	\$0
Estimated Taxable Sales outside Project Area	100%	\$1,659,000
Total Annual City Taxable Sales from Market Support		
		\$1,659,000
Taxable City Sales inside Project Area		\$0
Taxable City Sales outside Project Area		\$1,659,000

sales_tax_a

Source: U.S. Bureau of Labor Statistics; 2015 Consumer Expenditure Survey; and EPS.

[1] See Table D-3 for the calculation of taxable retail expenditures per household.

[2] Based on leakage analysis completed in the Urban Decay report for Lincoln Special Use District-B completed by ALH Urban and Regional Economics, dated July, 2015.

Table C-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Expenditure-Estimating Procedures (2016\$)

Existing Zoning

Expenditure Item	Estimating Procedure	Annual Operating Expenditures [1]	Offsetting Revenues [2]	Not Impacted By New Development	Net General Fund Cost	Service Population	Avg. Cost Per Service Population	Adjustment Factor	Avg. Cost/ Expenditure Multiplier
General Fund Expenditures [3]									
City Council/Treasurer	Person served	\$285,346	\$0	\$0	\$285,346	48,637	\$5.87	1.00	\$5.87
City Manager	Person served	\$420,823	\$6,554	\$0	\$414,269	48,637	\$8.52	1.00	\$8.52
City Attorney	Person served	\$167,759	\$6,554	\$0	\$161,206	48,637	\$3.31	1.00	\$3.31
Police [4]	Case study	\$6,092,632	\$151,570	\$0	\$5,941,062	N/A	N/A	NA	\$282.44
Fire [4]	Case study	\$4,671,680	\$5,000	\$0	\$4,666,680	N/A	N/A	NA	\$178.67
Recreation	Per capita	\$1,055,202	\$765,250	\$0	\$289,952	45,837	\$6.33	1.00	\$6.33
Library	Per capita	\$598,085	\$180,000	\$0	\$418,085	45,837	\$9.12	1.00	\$9.12
Administrative Services	Person served	\$395,021	\$308,556	\$0	\$86,465	48,637	\$1.78	1.00	\$1.78
Community Development	Person served	\$992,013	\$583,449	\$0	\$408,564	48,637	\$8.40	1.00	\$8.40
Public Services	Person served	\$524,480	\$0	\$0	\$524,480	48,637	\$10.78	1.00	\$10.78
Total GF Operating Expenditures		\$15,203,041	\$2,006,932	\$0	\$13,196,109				

exp_methods

Source: City of Lincoln 2015-16 Budget; and EPS.

- [1] Annual General Fund operating expenditures provided by City Staff as of December 2015 and account for Transfers Out to other Departments. Total expenditures do not tie out with Published 2015-16 Budget.
- [2] Represents departmental revenues identified for specific General Fund department functions in the City's budget. See Table D-4 for detail.
- [3] General Fund Categories used were provided by City Staff and vary from those shown in General Fund Summary on page 3 of 2015-16 published budget. Economic Development Division is included in City Manager category. Park and Facilities Maintenance are included in Public Services category.
- [4] The expenditure multipliers for Police and Fire show the cost per capita based on a five-city average of staffing standards, calculated in Table C-3.

**Table C-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Expenditures (2016\$)**

Existing Zoning

General Fund Expenditures	Estimated Project Annual Expenditures [1]	% of Total at Buildout
Department		
City Council/Treasurer	\$1,700	1%
City Manager	\$2,400	2%
City Attorney	\$900	1%
Police	\$80,500	55%
Fire	\$50,900	35%
Recreation	\$1,800	1%
Library	\$2,600	2%
Administrative Services	\$500	0%
Community Development	\$2,400	2%
Public Services	\$3,100	2%
Total General Fund Expenditures	\$146,800	100%

expenditures

Source: EPS.

[1] Values rounded to the nearest \$100.

Table C-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Police and Fire Per Capita Costs Based on Comparison City Staffing Standards

Comparison Cities'
Average Service Level

Department/Item	Formula/ Source	Lincoln	Comparison Cities					Average
			Folsom	Rocklin	Roseville	Woodland	Yuba City	
Citywide Population (DOF, 1/1/2015)	<i>a</i>	45,837	74,909	60,252	128,382	57,525	66,363	77,486
Police								
Sworn Officers (FY 2015/16)	<i>b</i>	20.0	76.0	50.0	132.0	61.0	70.5	78
<u>Service Standards (Officers per 1,000 residents)</u>								
Existing Staffing Level	$c = (b / (a / 1,000))$	0.44	1.01	0.83	1.03	1.06	1.06	1.01
Average Service Level for Comparison Cities (Rounded)	<i>d</i>	1.00						
Average Cost Per Officer [1]	<i>e</i>	\$286,770						
Adjustment Factor [2]	<i>f</i>	98%						
Average Cost Per Capita	$g = (d * e * f) / 1,000$	\$282						
Lincoln Lakeside Buildout Resident Population	<i>h</i>	285						
Estimated Police Costs at Buildout	$i = g * h$	\$80,494						
Fire Protection								
Uniformed Staff	<i>j</i>	20.0	62.0	34.0	104.0	44.0	50.0	58.8
<u>Service Standards (Staff per 1,000 residents)</u>								
Existing Staffing Level	$k = (j / (a / 1,000))$	0.44	0.83	0.56	0.81	0.76	0.75	0.76
Average Service Level for Comparison Cities (Rounded)	<i>l</i>	0.80						
Average Cost Per Firefighter [1]	<i>m</i>	\$239,386						
Adjustment Factor [2]	<i>n</i>	93%						
Average Cost Per Capita	$o = (k * l * n) / 1,000$	\$179						
Estimated Fire Protection Costs at Buildout	$p = h * o$	\$50,922						

city_comp

Source: Annual operating budgets for FY 2015-16 for Roseville, Folsom, Rocklin, Woodland, and Yuba City; California Dept. of Finance; and EPS.

[1] Average costs per officer and firefighter provided by City of Lincoln staff and correspond with FY 15-16 Adopted Budget.

[2] Adjustment factor reduces the average cost per officer and firefighter per capita to account for the fact that the small number of additional residents will not necessitate a demand in additional fixed costs. Adjustment factors based on FY 15-16 Adopted Budget delineation of fixed costs as a percentage of total department cost.

**Table D-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Property Tax Allocations**

Existing Zoning

Property Tax Fund/Agency	Before Annexation		
	Distribution of Tax Increment for TRA 003-002 [1]		
	Pre-ERAF	ERAF Shift	Post ERAF
Relevant Funds for Analysis			
County General Fund	24.2845%	33.2785%	16.2030%
City of Lincoln	19.8755%	30.4631%	13.8208%
Subtotal	44.1600%		30.0238%
Other Agencies			
Placer County Cemetery #1	1.8022%	16.3208%	1.5081%
Pl Co Resource Conserv	0.0574%	10.6802%	0.0513%
Western Placer Unif M&O	43.8517%	0.0000%	43.8517%
Sierra College M&O	6.2799%	0.0000%	6.2799%
Superintendent of Schools	3.6620%	0.0000%	3.6620%
Plcr Co Water Agy M&O	0.1868%	38.8835%	0.1142%
Subtotal	55.8400%		55.4671%
Total	100.0000%		85.4909%
Educational Revenue Augmentation Fund (ERAF)	-		14.5091%
Percentage of Gross Property Tax	100.0000%		100.0000%

city_annex_share

Source: Placer County Tax Increment Distribution Report for Tax Year 2015; and EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax for Tax Rate Area (TRA) 003-002.

**Table D-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Cumulative Assessed Valuation (2016\$)**

Existing Zoning

Land Use	Estimated Values [1]	Proposed Project
Proposed Land Uses		168 Units
Residential Land Uses	<i>Per Unit</i>	
Renter-Occupied		
Residential High Density (HDR)	\$190,000	\$31,840,200
Subtotal Renter-Occupied		\$31,840,200
Total Developable Land Uses		\$31,840,200

av

Source: EPS.

[1] See Table A-3 for detail on estimated values.

Table D-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Average Annual Household Income (2016\$)

Existing Zoning

Residential Land Use	Dwelling Units	Estimated Monthly Rent [1]	Estimated Annual Housing Costs	Estimated Household Income [2]	Taxable Expenditures as a Percent of Income [3]	Annual Taxable Expenditures per Household (Rounded)
Renter-Occupied Residential						
Residential High Density (HDR)	168	\$1,125	\$13,500	\$39,000	36%	\$14,000
Subtotal Residential	168	\$1,125	\$13,500	\$39,000		
Total Value	168			\$39,000		

income_calc

Source: U.S. Census; California Dept. of Housing and Community Development; Gregory Group; and EPS.

[1] Monthly rent estimate assumes an average unit size of 883 sq. ft. and \$1.29/sq. ft. monthly rent based on the market study completed by the Project Applicant and peer reviewed by EPS.

[2] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues). Rounded to the nearest \$1,000.

[3] Based on household expenditures data from the Bureau of Labor Statistics, 2015 Consumer Expenditure Survey.

Table D-4
Lincoln Lakeside 6
Fiscal Impact Analysis
Offsetting Revenues Allocated by General Fund Department Function

Existing Zoning

Offsetting Revenues	Council/ Treasurer	City Manager	City Attorney	Police	Fire	Recreation	Library	Admin. Services	Comm. Dev.	Public Services	Total
Fees and Permits											
Development Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570,342	\$0	\$570,342
Golf Carts	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Alarm Permits	\$0	\$0	\$0	\$46,500	\$0	\$0	\$0	\$0	\$0	\$0	\$46,500
Total Offsetting Licenses and Permits	\$0	\$0	\$0	\$56,500	\$0	\$0	\$0	\$0	\$570,342	\$0	\$626,842
Other Intergovernmental											
Library Subsidy and Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$0	\$160,000
POST & Police Reimbursements	\$0	\$0	\$0	\$5,070	\$0	\$0	\$0	\$0	\$0	\$0	\$5,070
Total Offsetting Intergovernmental	\$0	\$0	\$0	\$5,070	\$0	\$0	\$160,000	\$0	\$0	\$0	\$165,070
Service Charges											
Parking Fines	\$0	\$0	\$0	\$8,300	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300
Special Police Services	\$0	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$0	\$0	\$4,900
Special Fire Services	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Administrative Fees - Pass Thru	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,800	\$0	\$0	\$8,800
Admin. Fees - Special Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,300	\$0	\$0	\$170,300
PFE Administrative Fees	\$0	\$6,554	\$6,554	\$0	\$0	\$0	\$0	\$104,856	\$13,107	\$0	\$131,070
Total Offsetting Service Charges	\$0	\$6,554	\$6,554	\$13,200	\$5,000	\$0	\$0	\$283,956	\$13,107	\$0	\$328,370
Recreation Services	\$0	\$0	\$0	\$0	\$0	\$765,250	\$0	\$0	\$0	\$0	\$765,250
Fines & Forfeitures											
Traffic Fines	\$0	\$0	\$0	\$19,400	\$0	\$0	\$0	\$0	\$0	\$0	\$19,400
Penalties and Service Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,600	\$0	\$0	\$24,600
Total Offsetting Fines & Forfeitures	\$0	\$0	\$0	\$19,400	\$0	\$0	\$0	\$24,600	\$0	\$0	\$44,000
Donations	\$0	\$0	\$0	\$57,400	\$0	\$0	\$20,000	\$0	\$0	\$0	\$77,400
Total	\$0	\$6,554	\$6,554	\$151,570	\$5,000	\$765,250	\$180,000	\$308,556	\$583,449	\$0	\$2,006,932

offsetting

Source: City of Lincoln 2015-16 Budget; City of Lincoln Finance Dept.; and EPS.

ATTACHMENT 2 (PROPOSED ZONING)

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**Table A-1
Lincoln Lakeside 6
Fiscal Impact Analysis
General Assumptions**

**Proposed
Zoning**

Item	Assumption
General Assumptions	
Base Fiscal Year [1]	FY 2015-16
Property Turnover Rate [2]	
Residential - Owner Occupied	14.3%
Residential - Renter Occupied	6.7%
Nonresidential	6.7%
General Demographic Characteristics	
City of Lincoln	
Population [3]	45,837
Employees [4]	5,600
Persons Served [5]	48,637

gen_assumps

Source: California Department of Finance; EDD; U.S. Census LED; and EPS.

- [1] Reflects the City of Lincoln Fiscal Year 2015-16 adopted budget. Revenues and expenditures are in 2016 dollars. This analysis does not reflect changes in values resulting from inflation or appreciation.
- [2] Based on EPS research, owner-occupied residential units assumed to turn over every 7 years; renter-occupied units and nonresidential development assumed to turn over every 15 years.
- [3] From California Dept. of Finance, E-5 Population Estimates January 1, 2015.
- [4] US Census Onthemap.ces.census.gov estimated a total of 4,795 jobs in Lincoln, CA in 2013. California EDD reports an annual average growth rate of 2.65% since 2013 for the Sacramento MSA. EPS escalated 2013 employment figure to arrive at 2015 employment estimate, adjusted by an additional 10% to account for self-employed workers, and rounded to the nearest hundred employees.
- [5] Persons served is defined as total population plus half of total employees. Used to estimate specific revenues and expenditures that are assumed to be impacted by growth in resident and employment populations and to avoid double counting of employees who reside in the City.

Table A-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Land Use Summary at Buildout

Proposed Zoning

Land Use	Net Acreage	Density	Buildout	
			Dwelling Units	Commercial Bldg. Sq. Ft.
Residential Land Uses		<u>Units/Acre</u>		
Owner-Occupied Residential				
Residential Medium Density (MDR)	11.2	7.6	85	-
Subtotal Owner-Occupied Residential	11.2	-	85	-
Total Residential Land Uses	11.2	-	85	-

lu

Source: Land Development Services, Inc.; and EPS.

Table A-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Analysis Assumptions

Proposed Zoning

Land Use	Est. Average Assessed Valuation	Annual Turnover Rate	Dwelling Units	Resident Densities	Vacancy [1]	Buildout Service Population [2]
Residential Land Uses	<i>Per Unit [3]</i>		<i>Units</i>	<i>Persons/ HH [4]</i>		
Owner-Occupied Residential						
Residential Medium Density (MDR)	\$330,000	14.3%	85	2.00	5.6%	160
Subtotal Owner-Occupied Residential			85			160
Subtotal Residential			85			160

proj_assumps

Source: CA Dept. of Finance; ESRI; US Census Bureau; CoStar; Colliers; Parcel Quest; City of Lincoln; Land Development Services, Inc.; Gregory Group; and EPS.

[1] Proposed residential vacancy rate based on California Department of Finance Table 2: E-5 City/County Population and Housing Estimates, 1/1/2015 for City of Lincoln.

[2] Based on occupied dwelling units.

[3] Estimated finished home values for owner-occupied units are informed by Lincoln Village 1 home values for similar residential land use types. Lincoln Village 1 home values were based on Meyers Research Village 1 Market Study dated March 2014.

[4] Persons per household figures were provided by City of Lincoln staff and are consistent with Lincoln Village 1 Fiscal Impact Analysis prepared by EPS for the City of Lincoln, dated April 25, 2014.

Table B-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Revenue-Estimating Procedures (2016\$)

Proposed Zoning

Item	Revenue Estimating Procedure	Case Study Reference	Annual Budget Revenues [3]	Offsetting Revenues [1]	Not Impacted By New Development	Net Annual General Fund Revenues	Service Population	Revenue Multiplier
General Fund								
Taxes								
Property Taxes	Case Study	Table B-3	\$5,342,600	\$0	\$0	\$5,342,600	N/A	-
Property Tax In-Lieu of VLF	Case Study	Table B-3	\$2,397,800	\$0	\$0	\$2,397,800	N/A	-
Property Transfer Tax	Case Study	Table B-4	\$266,900	\$0	\$0	\$266,900	N/A	-
Sales Taxes	Case Study	Table B-5	\$3,307,200	\$0	\$0	\$3,307,200	N/A	-
Sales Tax - Prop. 172 Public Safety	Case Study	Table B-5	\$149,100	\$0	\$0	\$149,100	N/A	-
Transient Occupancy Tax	Persons Served	-	\$220,000	\$0	\$0	\$220,000	48,637	\$4.52
Business License Tax	Persons Served	-	\$90,200	\$0	\$0	\$90,200	48,637	\$1.85
Franchise Fees	Persons Served	-	\$835,000	\$0	\$0	\$835,000	48,637	\$17.17
Fees & Permits	[1,2]	-	\$627,242	\$626,842	\$400	\$0	N/A	-
Other Intergovernmental	[1,2]	-	\$192,570	\$165,070	\$27,500	\$0	N/A	-
Services Charges	[1]	-	\$328,370	\$328,370	\$0	\$0	N/A	-
Recreation Services	[1]	-	\$765,250	\$765,250	\$0	\$0	N/A	-
Fines & Forfeitures	[1]	-	\$44,000	\$44,000	\$0	\$0	N/A	-
Use of Money and Property	[2]	-	\$283,200	\$0	\$283,200	\$0	N/A	-
Other Revenues	[2]	-	\$176,200	\$77,400	\$98,800	\$0	N/A	-
Net General Fund Operating Revenues			\$15,025,632	\$2,006,932	\$409,900	\$12,608,800		

rev_methods

Source: City of Lincoln 2015-16 Budget; and EPS.

[1] This analysis assumes that all or part of these revenues are fully dedicated to specific General Fund departmental costs, therefore they are netted out of both total revenues and total costs. See Table D-4 for detail.

[2] Not expected to be affected by the Project and therefore no revenue multipliers are estimated in this analysis.

[3] Annual budget revenues are based on City of Lincoln Annual Budget Fiscal Year 2015-2016 (Adopted June 23, 2015).

Table B-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Net Annual Revenues (2016\$)

Proposed Zoning

Revenues [1]	Estimated Project Annual Revenues [2]	% of Total at Buildout
Annual General Fund Revenues		
Property Taxes	\$38,800	58.2%
Property Tax In-Lieu of VLF	\$10,000	15.0%
Property Transfer Tax	\$2,200	3.3%
Sales Taxes	\$12,000	18.0%
Sales Tax - Prop. 172 Public Safety	\$0	0.0%
Transient Occupancy Tax	\$700	1.0%
Business License Tax	\$300	0.4%
Franchise Fees	\$2,700	4.0%
Total Annual GF Revenues	\$66,700	100.0%

revenues

Source: City of Lincoln 2015-16 Budget; and EPS.

[1] Includes only net revenues affected by development. See Table B-1 for estimating assumptions.

[2] Values Rounded to the nearest \$100.

Table B-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Property Tax Revenues (2016\$)

Proposed Zoning

Item	Assumptions	Formula	Revenues
Property Tax (General 1-Percent)			
Buildout Assessed Value (2016\$) [1]		a	\$28,050,000
Total Property Tax Revenue	1.0%	$b = a * 1.00\%$	\$280,500
Estimated Property Tax Allocation [2]			
City of Lincoln (Post-ERAF)	13.8%	$c = b * 13.8\%$	\$38,767
Placer County (Post-ERAF)	16.2%	$d = b * 16.2\%$	\$45,449
Other Agencies/ERAF	70.0%	$e = b * 70.0\%$	\$196,283
Property Tax In-Lieu of Vehicle License Fee (VLF)			
Estimated Base Citywide Assessed Value [3]		i	\$6,711,485,859
Assessed Value of Project		$j = a$	\$28,050,000
Total Assessed Value		$k = i + j$	\$6,739,535,859
Percent Change in Assessed Value		$l = (k - i) / i$	0.4%
Property Tax In-Lieu of VLF	\$2,397,800	$m = l * \$2,397,800$	\$10,021

prop_tax

Source: City of Lincoln 2015-16 Budget; Placer County Auditor-Controller's Office and Assessor's Office; and EPS.

[1] For assumptions and calculation of assessed value, see Table D-2.

[2] For assumptions and calculation of the estimated property tax allocation, refer to Table D-1.

[3] Total FY 2015-16 secured and unsecured assessed value for the City of Lincoln.

Table B-4
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Real Property Transfer Tax Revenues (2016\$)

Proposed Zoning

Item	Assumption/ Reference	Formula	Proposed Project
Assumptions			
Tax Rate per \$1,000 of Assessed Value	\$0.55		
Annual Turnover Rates			
Residential - Owner Occupied	14.3%		
Residential - Renter Occupied	6.7%		
Nonresidential	6.7%		
Owner-Occupied Residential [1]			
Total Estimated Assessed Value	Table D-2	a	\$28,050,000
Estimated Property Turnover		$b = a * 14.3\%$	\$4,011,150
Estimated Property Transfer Tax		$c = \$0.55 / 1,000 * b$	\$2,206
Estimated Annual Transfer Tax Revenues			\$2,206

transfer_tax

Source: City of Lincoln; and EPS.

[1] All existing residential units are assumed to be owner occupied for purposes of this analysis. Includes the assessed value of existing residential units and proposed owner-occupied residential from Table D-2. This analysis assumes turnover of other existing land uses (e.g. agriculture) occurs infrequently and resulting transfer tax revenue would be negligible, so it has been excluded from the analysis.

Table B-5
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Sales and Use Tax Revenues (2016\$)

Proposed Zoning

Item	Source/ Assumption	Formula	Proposed Project
Estimated Annual Taxable Sales			
Citywide Taxable Sales from New Market Support	Table B-5A		\$1,200,000
Net Taxable Sales from Onsite Commercial	N/A		\$0
Total Annual Taxable Sales		<i>a</i>	\$1,200,000
Annual Sales Tax Revenue			
Bradley Burns (Local) Sales Tax Rate	1.0000%	<i>b</i>	
Total Annual Local Sales Tax Revenue	1.0000%	<i>d = 1.0000% * a</i>	\$12,000
Gross Prop. 172 Public Safety Sales Tax Revenue	0.5000%	<i>f = 0.5000% * a</i>	\$6,000
City of Lincoln Allocation [1]	0.4106%	<i>g = 0.4106% * f</i>	\$25

sales_tax

Source: California State Board of Equalization; City of Lincoln Budget 2015-16; and EPS.

[1] Based on estimated Citywide taxable sales, the City receives 0.4106% of Prop. 172 sales tax revenue.

Table B-5A
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method (2016\$)

Proposed Zoning

Annual Taxable Sales from Market Support	Assumption	Proposed Project
Annual Taxable Sales from New Households		
Residential Development		
Residential Medium Density (MDR)		80
Total Residential Development		80
Taxable Retail Expenditures [1]		
	<i>per Household</i>	
Residential Medium Density (MDR)	\$20,000	\$1,600,000
Total Taxable Retail Expenditures from New Households		\$1,600,000
Estimated Citywide Capture from New Households [2]		
	75%	\$1,200,000
Estimated Taxable Sales inside Project Area	0%	\$0
Estimated Taxable Sales outside Project Area	100%	\$1,200,000
Total Annual City Taxable Sales from Market Support		
		\$1,200,000
Taxable City Sales inside Project Area		\$0
Taxable City Sales outside Project Area		\$1,200,000

sales_tax_a

Source: U.S. Bureau of Labor Statistics; 2015 Consumer Expenditure Survey; and EPS.

[1] See Table D-3 for the calculation of taxable retail expenditures per household.

[2] Based on leakage analysis completed in the Urban Decay report for Lincoln Special Use District-B, completed by ALH Urban and Regional Economics, dated July 2015.

Table C-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Expenditure-Estimating Procedures (2016\$)

Proposed Zoning

Expenditure Item	Estimating Procedure	Annual Operating Expenditures [1]	Offsetting Revenues [2]	Not Impacted By New Development	Net General Fund Cost	Service Population	Avg. Cost Per Service Population	Adjustment Factor	Avg. Cost/ Expenditure Multiplier
General Fund Expenditures [3]									
City Council/Treasurer	Person served	\$285,346	\$0	\$0	\$285,346	48,637	\$5.87	1.00	\$5.87
City Manager	Person served	\$420,823	\$6,554	\$0	\$414,269	48,637	\$8.52	1.00	\$8.52
City Attorney	Person served	\$167,759	\$6,554	\$0	\$161,206	48,637	\$3.31	1.00	\$3.31
Police [4]	Case study	\$6,092,632	\$151,570	\$0	\$5,941,062	N/A	N/A	NA	\$282.44
Fire [4]	Case study	\$4,671,680	\$5,000	\$0	\$4,666,680	N/A	N/A	NA	\$178.67
Recreation	Per capita	\$1,055,202	\$765,250	\$0	\$289,952	45,837	\$6.33	1.00	\$6.33
Library	Per capita	\$598,085	\$180,000	\$0	\$418,085	45,837	\$9.12	1.00	\$9.12
Administrative Services	Person served	\$395,021	\$308,556	\$0	\$86,465	48,637	\$1.78	1.00	\$1.78
Community Development	Person served	\$992,013	\$583,449	\$0	\$408,564	48,637	\$8.40	1.00	\$8.40
Public Services	Person served	\$524,480	\$0	\$0	\$524,480	48,637	\$10.78	1.00	\$10.78
Total GF Operating Expenditures		\$15,203,041	\$2,006,932	\$0	\$13,196,109				

exp_methods

Source: City of Lincoln 2015-16 Budget; and EPS.

- [1] Annual General Fund operating expenditures provided by City Staff as of December 2015 and account for Transfers Out to other Departments. Total expenditures do not tie out with Published 2015-16 Budget.
- [2] Represents departmental revenues identified for specific General Fund department functions in the City's budget. See Table D-4 for detail.
- [3] General Fund Categories used were provided by City Staff and vary from those shown in General Fund Summary on page 3 of 2015-16 published budget. Economic Development Division is included in City Manager category. Park and Facilities Maintenance are included in Public Services category.
- [4] The expenditure multipliers for Police and Fire show the cost per capita based on a five-city average of staffing standards, calculated in Table C-3.

Table C-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Annual Expenditures (2016\$)

Proposed Zoning

General Fund Expenditures	Estimated Project Annual Expenditures [1]	% of Total at Buildout
Department		
City Council/Treasurer	\$900	1%
City Manager	\$1,400	2%
City Attorney	\$500	1%
Police	\$45,200	55%
Fire	\$28,600	35%
Recreation	\$1,000	1%
Library	\$1,500	2%
Administrative Services	\$300	0%
Community Development	\$1,300	2%
Public Services	\$1,700	2%
Total General Fund Expenditures	\$82,400	100%

expenditures

Source: EPS.

[1] Values rounded to the nearest \$100.

Table C-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Police and Fire Per Capita Costs Based on Comparison City Staffing Standards

Comparison Cities'
Average Service Level

Department/Item	Formula/ Source	Lincoln	Comparison Cities					Average
			Folsom	Rocklin	Roseville	Woodland	Yuba City	
Citywide Population (DOF, 1/1/2015)	<i>a</i>	45,837	74,909	60,252	128,382	57,525	66,363	77,486
Police								
Sworn Officers (FY 2015/16)	<i>b</i>	20.0	76.0	50.0	132.0	61.0	70.5	78
<u>Service Standards (Officers per 1,000 residents)</u>								
Existing Staffing Level	$c = (b / (a / 1,000))$	0.44	1.01	0.83	1.03	1.06	1.06	1.01
Average Service Level for Comparison Cities (Rounded)	<i>d</i>	1.00						
Average Cost Per Officer [1]	<i>e</i>	\$286,770						
Adjustment Factor [2]	<i>f</i>	98%						
Average Cost Per Capita	$g = (d * e * f) / 1,000$	\$282						
Lincoln Lakeside Buildout Resident Population	<i>h</i>	160						
Estimated Police Costs at Buildout	$i = g * h$	\$45,190						
Fire Protection								
Uniformed Staff	<i>j</i>	20.0	62.0	34.0	104.0	44.0	50.0	58.8
<u>Service Standards (Staff per 1,000 residents)</u>								
Existing Staffing Level	$k = (j / (a / 1,000))$	0.44	0.83	0.56	0.81	0.76	0.75	0.76
Average Service Level for Comparison Cities (Rounded)	<i>l</i>	0.80						
Average Cost Per Firefighter [1]	<i>m</i>	\$239,386						
Adjustment Factor [2]	<i>n</i>	93%						
Average Cost Per Capita	$o = (k * l * n) / 1,000$	\$179						
Estimated Fire Protection Costs at Buildout	$p = h * o$	\$28,588						

city_comp

Source: Annual operating budgets for FY 2015-16 for Roseville, Folsom, Rocklin, Woodland, and Yuba City; California Dept. of Finance; and EPS.

[1] Average costs per officer and firefighter provided by City of Lincoln staff and correspond with FY 15-16 Adopted Budget.

[2] Adjustment factor reduces the average cost per officer and firefighter per capita to account for the fact that the small number of additional residents will not necessitate a demand in additional fixed costs. Adjustment factors based on FY 15-16 Adopted Budget delineation of fixed costs as a percentage of total department cost.

**Table D-1
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Property Tax Allocations**

Proposed Zoning

Property Tax Fund/Agency	Before Annexation		
	Distribution of Tax Increment for TRA 003-002 [1]		
	Pre-ERAF	ERAF Shift	Post ERAF
Relevant Funds for Analysis			
County General Fund	24.2845%	33.2785%	16.2030%
City of Lincoln	19.8755%	30.4631%	13.8208%
Subtotal	44.1600%		30.0238%
Other Agencies			
Placer County Cemetery #1	1.8022%	16.3208%	1.5081%
Pl Co Resource Conserv	0.0574%	10.6802%	0.0513%
Western Placer Unif M&O	43.8517%	0.0000%	43.8517%
Sierra College M&O	6.2799%	0.0000%	6.2799%
Superintendent of Schools	3.6620%	0.0000%	3.6620%
Plcr Co Water Agy M&O	0.1868%	38.8835%	0.1142%
Subtotal	55.8400%		55.4671%
Total	100.0000%		85.4909%
Educational Revenue Augmentation Fund (ERAF)	-		14.5091%
Percentage of Gross Property Tax	100.0000%		100.0000%

city_annex_share

Source: Placer County Tax Increment Distribution Report for Tax Year 2015; and EPS.

[1] Represents the percentage allocation of the 1% ad valorem property tax for Tax Rate Area (TRA) 003-002.

**Table D-2
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Cumulative Assessed Valuation (2016\$)**

Proposed Zoning

Land Use	Estimated Values [1]	Proposed Project
Proposed Land Uses		85 units
Residential Land Uses	<i>Per Unit</i>	
Owner-Occupied		
Residential Medium Density (MDR)	\$330,000	\$28,050,000
Subtotal Owner-Occupied		\$28,050,000
Total Developable Land Uses		\$28,050,000

av

Source: EPS.

[1] See Table A-3 for detail on estimated values.

Table D-3
Lincoln Lakeside 6
Fiscal Impact Analysis
Estimated Average Annual Household Income (2016\$)

Proposed Zoning

Residential Land Use	Dwelling Units	Estimated Home Value [1]	Estimated Annual Housing Costs [2]	Estimated Household Income [3]	Taxable Expenditures as a Percent of Income [4]	Annual Taxable Expenditures per Household (Rounded)
Owner-Occupied Residential						
Residential Medium Density (MDR)	85	\$330,000	\$25,407	\$73,000	27%	\$20,000
Subtotal Residential	85	\$330,000	\$25,407	\$73,000		
Total Value	85			\$73,000		

income_calc

Source: U.S. Census; California Dept. of Housing and Community Development; and EPS.

[1] See Table A-3 for detail on estimated values for owner-occupied units.

[2] Based on a 5%, 30-year fixed-rate mortgage with a 20% down payment and 2% annual taxes and insurance. Calculation includes \$150/month estimate for HOA dues.

[3] Assumes 35% of income dedicated to housing costs (mortgage, taxes, insurance, and HOA dues). Rounded to the nearest \$1,000.

[4] Based on household expenditures data from the Bureau of Labor Statistics, 2015 Consumer Expenditure Survey.

Table D-4
Lincoln Lakeside 6
Fiscal Impact Analysis
Offsetting Revenues Allocated by General Fund Department Function

Proposed Zoning

Offsetting Revenues	Council/ Treasurer	City Manager	City Attorney	Police	Fire	Recreation	Library	Admin. Services	Comm. Dev.	Public Services	Total
Fees and Permits											
Development Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570,342	\$0	\$570,342
Golf Carts	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Alarm Permits	\$0	\$0	\$0	\$46,500	\$0	\$0	\$0	\$0	\$0	\$0	\$46,500
Total Offsetting Licenses and Permits	\$0	\$0	\$0	\$56,500	\$0	\$0	\$0	\$0	\$570,342	\$0	\$626,842
Other Intergovernmental											
Library Subsidy and Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$0	\$160,000
POST & Police Reimbursements	\$0	\$0	\$0	\$5,070	\$0	\$0	\$0	\$0	\$0	\$0	\$5,070
Total Offsetting Intergovernmental	\$0	\$0	\$0	\$5,070	\$0	\$0	\$160,000	\$0	\$0	\$0	\$165,070
Service Charges											
Parking Fines	\$0	\$0	\$0	\$8,300	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300
Special Police Services	\$0	\$0	\$0	\$4,900	\$0	\$0	\$0	\$0	\$0	\$0	\$4,900
Special Fire Services	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Administrative Fees - Pass Thru	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,800	\$0	\$0	\$8,800
Admin. Fees - Special Districts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,300	\$0	\$0	\$170,300
PFE Administrative Fees	\$0	\$6,554	\$6,554	\$0	\$0	\$0	\$0	\$104,856	\$13,107	\$0	\$131,070
Total Offsetting Service Charges	\$0	\$6,554	\$6,554	\$13,200	\$5,000	\$0	\$0	\$283,956	\$13,107	\$0	\$328,370
Recreation Services	\$0	\$0	\$0	\$0	\$0	\$765,250	\$0	\$0	\$0	\$0	\$765,250
Fines & Forfeitures											
Traffic Fines	\$0	\$0	\$0	\$19,400	\$0	\$0	\$0	\$0	\$0	\$0	\$19,400
Penalties and Service Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,600	\$0	\$0	\$24,600
Total Offsetting Fines & Forfeitures	\$0	\$0	\$0	\$19,400	\$0	\$0	\$0	\$24,600	\$0	\$0	\$44,000
Donations	\$0	\$0	\$0	\$57,400	\$0	\$0	\$20,000	\$0	\$0	\$0	\$77,400
Total	\$0	\$6,554	\$6,554	\$151,570	\$5,000	\$765,250	\$180,000	\$308,556	\$583,449	\$0	\$2,006,932

offsetting

Source: City of Lincoln 2015-16 Budget; City of Lincoln Finance Dept.; and EPS.

Happy New Year 2017!

As you can see from our Agenda there are good changes coming for our New Year and some changes that are not so welcome such as the two resignations from our Executive Board, our Book Chair, Shirley Russell and our Recording Secretary, Jane Tahti. Many, many thanks to Shirley and Jane for their longstanding commitment to the City of Lincoln and this Library for many years. But we will still have them with us at our meetings as they can make them.

I want to remind each one of you how valuable you are! And I so appreciate the talent you have and the sacrifice of your valuable time that you give! And I admire how well we work together for our mission to support our Library and the many programs that are beneficial to the Library and to the citizens of our community.

Ike is a gentleman that volunteers his time keeping track of the hours we put in as volunteers. In November we had 27 Friends volunteers for the month but 105 volunteers total! Ike reported that added up to 1000 hours of volunteer time! I have heard it said that time is equal to six full-time library employees! I do not have the stats yet for 2016 but for 2015 Friends had given 3,991 hours. The two plant care volunteers had 92 hours. Library volunteers which include shelving, discharging, MGOTL, magazine display, etc. had a total of 10,775 volunteer hours with an average of 80 volunteers! Could you join with me in giving all these and yourselves a round of applause? And those back room volunteers...they work so hard preparing for our biggest fundraisers, the book sales! Have you seen them back there? It's like shucking through oysters to find a pearl! Give them a thank you when you see them, they are silent but Mighty. Thank you back room volunteers!

Reminders:

1. Please remember to raise your hands and wait to be called on for your comments or questions for the sake of your Recording Secretary (and myself).
2. We appreciate each one's time and effort. When volunteering make sure to follow through with what you have committed to, or let person in charge know if you can't make it.
3. Make sure to encourage one another and to keep on working together.
4. Remember our Mission Statement- The mission of the Friends of the Lincoln Public Library is to support the library and the community by promoting library services and needs through advocacy, fundraising, and volunteering. The Friends promote literacy, and focus attention on library facilities in addition to providing community enrichment programs.

Thank you one and all. Let's continue this good work!

Respectfully,

Mary Nader

President, Friends of the Lincoln Library



13B

Certificate of Service



is hereby Presented to

Vic Freeman

The City Council of the City of Lincoln
hereby commends Vic for his dedicated and
exemplary service to the City of Lincoln
as a Planning Commissioner 2007 to 2013
and an Economic Development Committee
member from 2013 to 2016.

Mayor Peter Gilbert

Mayor Pro Tem Stan Nader



13C

Certificate of Service



is hereby Presented to

Mark Hutchinson

The City Council of the City of Lincoln
hereby commends Mark for his
dedicated and exemplary service
to the City of Lincoln
as a Planning Commissioner
from 2012 to 2016

Mayor Peter Gilbert

Mayor Pro Tem Stan Nader